Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2004/62/94696/W2

To: GREG CROSS

For: MR & MRS SLOAN

In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ERECTION OF 2 STOREY EXTENSION AND CONSERVATORY

At: 95 Waterloo Road, Huddersfield, Hd5 0ab.

In accordance with the plan(s) and applications submitted to the Council on

18 Oct 2004, subject to the condition(s) specified hereunder:-

(1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.
(2) The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.
(3) The materials used shall match those used on the existing building in terms of type, colour, texture and scale.
(4) Notwithstanding the submitted plans, the main side elevation (south) shall be constructed in accordance with revised details to be submitted to and approved in writing by the Local Planning Authority before development commences.
(5) Unless otherwise agreed in writing by the Local Planning Authority, before the conservatory is first occupied, the windows in the side elevation (facing 97) shall be obscure glazed in accordance with details which have first been agreed in writing by the Local Planning Authority. Such glazing as agreed shall thereafter be retained.
The reasons for the Council`s decision to grant permission for the development subject to compliance with the conditions specified are:-
(1) Pursuant to Section 91 of the Town and Country Planning Act 1990.
(2) So as to ensure the satisfactory appearance of the development on completion and to accord with Policy BE13 of the Unitary Development Plan.
(3) In the interests of visual amenity and to accord with Policy BE13 of the Unitary Development Plan.
(4/5) In the interests of visual amenity and to accord with Policy BE13 of the Unitary Development Plan.
The decision to grant planning permission has been taken having regard to the policies and proposals in the Kirklees Unitary Development Plan set out below, and to all other relevant material considerations:
BE13 – Extensions to dwellings (design principles) BE14 – Extensions to dwellings (scale)
Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant`s responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: *(01484)* 221550 for more information.

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Dated: 8 Dec 2004

Signed:

Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR