



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2004/62/95115/E3

To: A A MALLALIEU

For: D BOUSTEAD

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 EXTENSION TO FORM GRANNY FLAT

At: 45 Riley Lane Kirkburton, Huddersfield, Hd8 0sx.

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

10 Nov 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 unless otherwise agreed in writing by the Local Planning Authority.
- (3) The roofing materials shall match those of the existing dwelling.
- (4) The front elevation of the extension hereby approved shall be constructed of coursed natural stone, the course depths to match those of the existing building.
- (5) The side and rear elevations of the extension hereby approved shall be constructed of brick to match those of the existing building in terms of colour, texture and course depth.
- (6) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 no new window or other openings other than those shown on the approved plan shall be formed in the external walls of the extensions hereby approved unless otherwise agreed in writing by the Local Planning Authority.
- (7) The existing garage shall be used for the garaging of private motor vehicles or for uses ancillary to the enjoyment of the dwellinghouse as such and for no other purposes.
- (8) The extension/granny flat hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 45 Riley Lane.
- (9) No development shall take place until provision has been made for the parking, loading and unloading of contractors` plant and equipment and the parking of vehicles of the workforce within the site.

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 Policies BE1, BE2, BE13 and D11 of the Unitary Development Plan.
- (3/5) In the interests of visual amenity and to accord with Policies BE1, BE2, BE13 and D11 of the Unitary Development Plan.
- (6) So as not to detract from the amenities of the adjoining property by reason of loss of privacy and to accord with Policy BE14 of the Unitary Development Plan.
- (7/9) In the interests of the free and safe use of the highway and to accord with Policies T10 and BE2 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:

D11 - Extensions to buildings in the Green Belt BE1 - Design principles BE2 - Quality of design
BE13 - Extensions to dwellings (design principles) BE14 - Extensions to dwellings (scale) T10 - Highway safety

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: 10 Jan 2005

Signed:

A handwritten signature in black ink that reads "Keith Faragher". The signature is written in a cursive style with a large initial 'K'.

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