Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2004/62/95541/E3

To: D WRAGG
38 LIDGETT LANE
SKELMANTHORPE
HUDDERSFIELD
HD8 9AQ

For: D WRAGG

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

ERECTION OF GARAGE EXTENSION

At: 38 LIDGETT LANE, SKELMANTHORPE, HUDDERSFIELD, HD8 9AQ.

In accordance with the plan(s) and applications submitted to the Council on 06 December 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) The garages 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.

NOTE Please note that the granting of planning permission does not override private legal rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance may involve access to land outside your ownership.

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 D2 of the Unitary Development Plan.

(3) In the interests of visual amenity and to accord with Policies D2 and BE13 of the Unitary Development Plan.

(4) In the interests of the free and safe use of the highway, so as not to detract from the amenities of the adjoining property arising from uses inappropriate within a residential area and to accord with Policy D2 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:

D2 - Unallocated land
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.

Dated: 24 January 2005

Signed: Keith Flaugher.

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

IMPORTANT – YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED