Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/90622/W2

To: FARRAR BAMFORTH ASSOCIATES LTD
51 TRINITY STREET
HUDDERSFIELD
HD1 4DN

For: A HINCHLIFFE & J MARSDEN

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 SINGLE STOREY EXTENSION, CONSERVATORY AND PORCH

At: 113, WATERLOO ROAD, DALTON, HUDDERSFIELD, HD5 0AB

In accordance with the plan(s) and applications submitted to the Council on 17 February 2005, 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 specifically with regard to siting, design and materials 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) No windows or other openings shall be made in the extension other than those shown on the approved plans, including at any time in the future.

(5) Before the extension is first occupied, the window shown hatched on the approved plan 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.

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

(4) 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.

(5) So as not to detract from the amenities of the adjoining property arising from uses inappropriate within a residential area.

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)
D2 - Unallocated land

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: 08 April 2005

Signed:

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