



Kirklees
METROPOLITAN COUNCIL

DECISION
- 4 JUL 2005
ISSUED

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/91425/E1

To: PHILIP VEITCH
16 FENTON STREET
TINGLEY
WAKEFIELD
WF3 1RJ

For: M & F JOHNSON

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 DETACHED GARAGE

At: 47, LANSDOWNE CLOSE, BATLEY, WF17 0EZ

In accordance with the plan(s) and applications submitted to the Council on 23 May 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 except as may be required by other conditions unless otherwise agreed in writing by the Local Planning Authority.
- (3) The areas to be used by vehicles including parking, loading and unloading areas shall be surfaced, sealed and drained before the development is occupied/brought into use and thereafter retained.
- (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.

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 the free and safe use of the highway and to accord with Policy T10 & D2 of the Unitary Development Plan.
- (4) In the interests of the free and safe use of the highway and to accord with Policies T10 and 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:

BE13 - Extensions to dwellings (design principles)
BE14 - Extensions to dwellings (scale)
D2 - Unallocated land
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.

Dated: 28 June 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