



Kirklees
METROPOLITAN COUNCIL

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/92416/W3

To: HEPENSTALLS
(A Y COLDWELL)
ALLISONS BUILDINGS
135 ARMITAGE ROAD
MILNSBRIDGE
HUDDERSFIELD

For: S WHITHAM

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:-

DEMOLITION OF EXISTING OUTBUILDING/WC AND ERECTION OF GARAGE
(WITHIN A CONSERVATION AREA).

At: 97, HUDDERSFIELD ROAD, MELTHAM, HOLMFIRTH, HD9 4AF

In accordance with the plan(s) and applications submitted to the Council on 06 June 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 unless otherwise agreed in writing by the Local Planning Authority.
- (3) The roofing materials shall be Welsh/blue slates,
- (4) Notwithstanding the details shown on the approved plans, details of the design and materials of the proposed garage door shall be submitted to and approved in writing

by the Local Planning Authority before development commences, and the door installed in accordance with the approved details.

- (5) Unless otherwise agreed in writing by the Local Planning Authority 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.
- (6) The 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.
- (7) Prior to development commencing, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority for the protection of public safety on definitive footpath Meltham No. 26 in relation to all aspects of construction works within and including access to or from the site. Unless otherwise agreed in writing by the Local Planning Authority the approved scheme shall be implemented throughout the construction period of the development.

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 BE5 of the Unitary Development Plan.
- (3) In the interests of visual amenity.
- (4) To ensure that the proposed *works/development are in keeping with the character and appearance of the Meltham Conservation Area and to accord with Policy BE5 of the Unitary Development Plan.
- (5) 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.
- (6/7) In the interests of the free and safe use of the highway and to accord with Policy T10 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:

BE5 - Preservation/enhancement of conservation areas.


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.

Dated: 01 August 2005

Signed: 

**Ken Gillespie
Director of Regeneration**

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