



Kirklees
METROPOLITAN COUNCIL

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/92421/E3

To: JOHN SQUIRE DIP ARCH (LEEDS)
17 GOMERSAL ROAD
HECKMONDWIKE
WF16 9BU

For: M WALLACE

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 DWELLING AND GARAGE

At: 12, ROBIN ROYD DRIVE, MIRFIELD, WF14 0LA

In accordance with the plan(s) and applications submitted to the Council on 10 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) Notwithstanding the details on the approved plans and before the development commences, details shall be submitted for approval in writing to the Local Planning Authority of the finished floor levels of both the existing dwelling no.12 Robin Royd Drive and the dwelling hereby approved and the development shall then be completed in accordance with the approved details.

- (4) No development shall take place until samples of all facing and roofing materials has been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed of the approved materials.
- (5) Other than those shown on the approve plans, no light or other opening shall be formed in the dwelling hereby approved except in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.
- (6) Before development commences details shall be submitted for approval to the Local Planning Authority of the height, materials of construction and design of a close boarded screen fence or wall to be erected between the points marked 'x' in green on the approved plan (Plan A). The approved fence/wall shall then be erected before the development hereby permitted is occupied/brought into use and shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority.
- (7) No access other than that shown on the approved plan shall be formed into the site without the prior written approval of the Local Planning Authority.
- (8) 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.
- (9) 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.
- (10) The gradient of the access shall not exceed 1 in 8 with suitable vertical curves at the access and any change in gradient.
- (11) Prior to construction commencing a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction/demolition traffic.

Unless otherwise agreed in writing by the Local Planning Authority the construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

- (12) Before development commences a detailed scheme shall be submitted for the written approval of the Local Planning Authority for the protection of public safety on definitive footpath MIRFIELD 3 In relation to all aspects of construction work within and including access to and from the site. Unless otherwise agreed in writing the approved scheme shall be implemented throughout the construction period of the development hereby approved.

NOTE It is brought to the applicants attention that BEFORE development commences contact must first be made with the Highway Development Manager, Highway Service, Flint Street, Fartown, Huddersfield, HD1 6LG to discuss the implementation of the necessary works (e.g. footway crossings) within the highway. It is illegal to work in or on the public highway without the written consent of the Council.

NOTE To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays
08.00 and 13.00 hours, Saturdays
With no working on Sundays or Bank Holidays

In some cases, different site specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60, Kirklees Environmental Services are able to control noise on construction sites by serving a Notice which may include specifying the hours during which the works may be carried out.

NOTE It is anticipated that unless there are special reasons screening will be 2 metres high or 1.68 metres above finished floor level of the dwellings hereby approved.

NOTE This permission shall relate to the amended plan(s) submitted on 9 August 2005.

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.
- (2/4) So as to ensure the satisfactory appearance of the development on completion and to accord with Policies BE1, BE2 and D2 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 Policies BE1 and BE2 of the Unitary Development Plan.
- (6) So as not to detract from the privacy of the adjoining residential development, in the interests of visual amenity and to accord with Policies BE1, BE2 and D2 of the Unitary Development Plan.
- (7/12) In the interests of the free and safe use of the highway and to accord with Policies BE2 and 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:

BE1 - Design principles
BE2 - Quality of design
BE12 - Space about buildings
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: 10 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