



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/92703/E1

To: MR J A OLDROYD MRICS

For: MR G BIRD

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

ERECTION OF GARAGE EXTENSION

At: 16 turnpike Close, birkenshaw

In accordance with the plan(s) and applications submitted to the Council on 23 Jun 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 materials used shall match those used on the existing building in terms of type, colour, texture and scale.
- (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 garage hereby approved shall be set back a minimum of 5.2m from the back of the footway/highway boundary as shown on the approved plans.
- (5) Unless otherwise agreed in writing by the Local Planning Authority the garage/garages shall not be used for any purpose other than the parking of vehicles.

NOTE The applicant is advised to contact the Design Engineer Flint Street, Fartown, Huddersfield (01484 225400) to arrange for the works to form the verge/footway crossings.

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) In the interests of visual amenity and to accord with Policies D2 (vi) , BE1, BE2 and BE13 of the Unitary Development Plan.
- (3/5) In the interests of the free and safe use of the highway and to accord with Policies D2 (iv) 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:

D2 - Unallocated land

BE1 - Design principles

BE2 - Quality of design

BE13 - Extensions to dwellings (design principles)

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: 17 Aug 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