

DECISION
- 1 NOV 2005
ISSUED



Kirklees
METROPOLITAN COUNCIL

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/93951/E1

To: YORKSHIREPLANS4U
PAUL PARSONS
104 CROSS FLATTS AVENUE
BEESTON
LEEDS
LS11 7BQ

For: J FIELDING

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 FIRST FLOOR EXTENSION AND PORCH

At: 609, HUNSWORTH LANE, EAST BRIERLEY, BD4 6PU

In accordance with the plan(s) and applications submitted to the Council on 16 September 2005, subject to the condition(s) specified hereunder:-

- (1) The development shall be begun not later than the expiration of three 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 supplied at question 6 on the application form and on the submitted plan, the extension shall be constructed of natural stone, coursed and faced to match the existing building unless otherwise agreed in writing by the Local Planning Authority.
- (4) The roofing materials used shall match those used on the existing building in terms of type, colour, texture and scale.

- (5) Unless otherwise agreed in writing by the Local Planning Authority, no windows or other openings shall be made in the rear extension other than those shown on the approved plans, including at any time in the future.
- (6) Notwithstanding the details indicated on the approved plans, the porch elevation hatched green shall be glazed to match the SE elevation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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, as amended by the Planning and Compulsory Purchase Act 2004.
- (2) So as to ensure the satisfactory appearance of the development on completion and to accord with Policy BE13 of the Unitary Development Plan.
- (3/4) In the interests of visual amenity and to accord with Policy BE13 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) So as to ensure the satisfactory appearance of the development on completion and to accord with Policy BE13 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)

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 October 2005

Signed:



Ken Gillespie
Director of Regeneration
JKR

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