



Kirklees
METROPOLITAN COUNCIL

DECISION
-1 FEB 2006
ISSUED

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/94697/E3

To: JOHN ELLIOT FRICS
CHARTERED BUILDING SURVEYOR
6 STATION ROAD
SKELMANTHORPE
HUDDERSFIELD
HD8 9AU

For: MR & MRS P LOFTHOUSE

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 EXTENSION TO FORM OFFICE FOR ACCOUNTANCY PRACTICE AND ERECTION OF SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING DWELLING

At: THE THREADMILL, PENISTONE ROAD, BIRDSEDGE, HUDDERSFIELD, HD8 8XP

In accordance with the plan(s) and applications submitted to the Council on 09 November 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 existing roof slates shall be retained unless otherwise agreed in writing by the Local Planning Authority.
- (3) The construction shall be constructed with external walls in natural stone, which shall match the existing building in terms of texture, colour and coursing.

- (4) The roof slates of the extensions hereby approved shall be natural stone slates, unless otherwise agreed in writing by the Local Planning Authority.
- (5) Unless otherwise agreed in writing by the Local Planning Authority all windows shall be of timber framed construction with painted finish.
- (6) Unless otherwise agreed by the Local Planning Authority, all external doors shall be vertical timber boarded construction with a painted finish, details of which shall first be agreed in writing with the Local Planning Authority.
- (7) Adequate support shall be provided at all times to the walls and roof whilst building works/removal and replacement of the roof/the formation of new openings are being carried out to prevent total or partial collapse of the walls.
- (8) Any rebuilt areas of external wall shall be of natural stone to match the existing building in terms of its texture and coursing.
- (9) Before development commences, details shall be submitted for approval to the local planning authority of the position, height, materials of construction and design of natural stone walls to be erected between the points marked 'X' in green A-B, B-C, C-D, and E-F on the approved plan (Plan A). The approved walls 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.
- (10) Notwithstanding the details shown on the submitted plan, sight lines of 2.4m x 120.0m shall have been cleared of all obstructions to visibility exceeding 1m in height above the adjacent carriageway before the development is occupied/brought into use, and thereafter retained as such.
- (11) Before the development is occupied/brought into use, the driveway between Penistone Road and the office building hereby approved and the associated parking and turning areas shall be surfaced sealed and drained.
- (12) The approved parking/turning areas shall be kept free from obstruction and shall be made available for use at all times.
- (13) The office building hereby approved shall only be operated as an accountancy office for Mr. and Mrs. P Loffhouse of The Threadmill unless otherwise agreed in writing by the Local Planning Authority.
- (14) 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 the construction traffic and construction workers parking facilities. Unless otherwise agreed by the Local Planning Authority the construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

NOTE It is anticipated that when screening is required to adjacent dwellings unless there are special reasons screening will be 2 metres high or 1.68 metres above finished floor level of any proposed building.

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 The proposed development lies within a coal mining area. In the circumstances, Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk

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 Order 2004.
- (2) In the interests of visual amenity and to accord with Policy D12 of the Unitary Development Plan.
- (3/4) In the interests of visual amenity and to accord with Policy D11 of the Unitary Development Plan.
- (5/6) In the interests of visual amenity and to accord with Policies D11 and D12 of the Unitary Development Plan.
- (7) To ensure that the permission granted is not rendered inoperable and to accord with Policy D12 of the Unitary Development Plan.
- (8) In the interests of visual amenity and to accord with Policy D12 of the Unitary Development Plan.
- (9) So as not to detract from the privacy of the adjoining residential development and in the interests of visual amenity and to accord with Policies BE2, BE14 and D8 of the Unitary Development Plan.
- (10) In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.

(11/14)In the interests of the free and safe use of the highway and to accord with Policies T10 and T19 of the Unitary Development Plan.

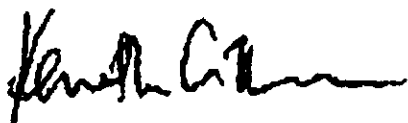
The decision to grant planning permission has been taken having regard to the policies and proposals in the Kirklees Unitary Development Plan set out below, and to all other relevant material considerations:

- BE2 – Quality of design
- BE14 – Extensions to dwellings (scale)
- D11 - Extensions in the Green Belt
- D12 – Re-use of buildings in the Green Belt
- T10 – Highway safety
- T19 – Parking standards

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: 26 January 2006

Signed:



**Ken Gillespie
Director of Regeneration**

off

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~~