Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

OUTLINE PLANNING PERMISSION

Application Number: 2006/60/90277/W1

To: P MELLOR
36 LONGWOOD GATE
LONGWOOD
HUDDERSFIELD
HD3 4UP

For: P MELLOR

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:-

RENEWAL OF UNIMPLEMENTED OUTLINE PERMISSION FOR PARTIAL DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED DWELLING

At: 36, LONGWOOD GATE, LONGWOOD, HUDDERSFIELD, HD3 4UP

In accordance with the plan(s) and applications submitted to the Council on 20 January 2006, subject to the condition(s) specified hereunder:-

(1) Approval of the details of the means of access, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the means of access, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

(3) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

(4) The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case or approval on different dates, the final approval of the last such matter to be approved.

(5) 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.

(6) The building shall be constructed of regular coursed natural stone or a material which is sympathetic in colour, texture and scale with regular coursed natural stone.

(7) The roofing materials shall be flat profile roofing tiles to harmonise with the roofs of the existing buildings.

(8) The garage or parking space intended to serve the dwelling(s) shall be provided and the parking spaces shall be drained, sealed and surfaced in accordance with details to be approved by the Local Planning Authority before the dwelling(s) is/are occupied and shall not thereafter be used for any purpose other than parking and turning of vehicles.

(9) The arrangements referred to in Condition 2 shall include internal turning facilities for private vehicles

(10) Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Longwood Gate along the full frontage of the site which exceeds 1m in height above the level of the adjoining highway.

(11) All obstructions to visibility exceeding 1m in height above the adjacent carriageway within a strip of land 2m back from the edge of the carriageway shall have been removed or lowered before the development is occupied/brought into use and thereafter be retained as such

(12) No development shall take place until provision has been made for the parking, loading and unloading of contractors` plant and equipment and the parking of vehicles of the workforce within the site

(13) Unless otherwise agreed in writing by the Local Planning Authority, any application for Reserved Matters shall include a bat survey to be submitted as part of the said application carried out by a recognised professional in this field

NOTE: Samples of materials will need to be inspected before written approval can be given. Telephone Richard Smith on 01484 414938 (direct line) to make arrangements for viewing.

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

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:-

(1-2) No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

(3-4) Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

(5-7) So as to ensure that the development shall harmonise with its surroundings and to accord with Policies BE2 and Be11 of the Unitary Development Plan.

(8 - 12)In the interests of the free and safe use of the highway and to accord with Policy T10 of the Unitary Development Plan.

(13) In the interests of nature conservation and to comply with Policy D2 of the Kirklees 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:
Draft PPS3 - Housing
D2 - Unallocated land
BE1 - Design principles
BE2 - Quality of design
BE11 - Materials
BE12 - Space about buildings
T10 - Highway safety
T19 - Parking standards

Dated: 10 March 2006

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