



**Kirklees**  
METROPOLITAN COUNCIL

## **Town and Country Planning Act 1990**

### **Town and Country Planning (General Development Procedure) Order 1995**

#### **PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 2006/62/90511/E1**

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**To:** ASIF NEKI DESIGN LTD  
69 RAVENSTHORPE ROAD  
THORNHILL LEES  
DEWSBURY  
WF12 9EE

**For:** MR RAMJI KOTIYAWALA

**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:-**

ALTERATIONS TO FORM ROOM IN ROOF SPACE AND ERECTION OF  
DETACHED GARAGE

**At:** 14, ST MARY'S AVENUE, BATLEY, WF17 7AP

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**In accordance with the plan(s) and applications submitted to the Council on 07 February 2006, 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 except as may be required by other conditions.
- (3) The materials used shall match those used on the existing building in terms of type, colour, texture and scale unless otherwise agreed in writing by the Local Planning Authority.
- (4) 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.

**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) So as to ensure the satisfactory appearance of the development on completion with specific regard to siting, materials and design.
- (3) In the interests of visual amenity and to accord with Policy D2 of the Unitary Development Plan.
- (4) In the interests of the free and safe use of the highway and to accord with Policy D2 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

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:** 08 March 2006

**Signed:**



**Ken Gillespie  
Director of Regeneration**

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Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR

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