



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2006/62/91531/E1

To: REDFEARN DESIGN SERVICES

For: MR & MRS R MILLS

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 FIRST FLOOR EXTENSION SUPPORTED BY BRICK PIERS AND CONSERVATORY

At: 33 penn Drive, hightown, liversedge, WF15 8DB

In accordance with the plan(s) and applications submitted to the Council on

11 Apr 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 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) The materials used shall match those used on the existing building in terms of type, colour, texture and scale.
- (4) Unless otherwise agreed in writing by the Local Planning Authority, obscure glazing shall be provided and thereafter retained to the SE elevation of the conservatory shown hatched green on the approved plan, before the conservatory is brought into use. A sample of the obscure glazing to be used shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
- (5) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order with or without modification unless otherwise agreed in writing by the Local Planning Authority no windows or other openings shall be made in the extension other than those shown on the approved plans, including any time in the future.

NOTE This permission shall relate to the amended plan(s) submitted on 15.5.06

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) In the interests of visual amenity and to accord with Policy BE13 of the Unitary Development Plan.
- (4-5) 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.

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)
D2 - Highway safety & visual amenity

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: 18 May 2006

Signed:



**Jonathan Barrett
Head of Planning Services**

Address to which all communications should be sent:

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