Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2006/62/92014/E2

To: PAUL MONOGUE
21 SANDAL MAGNA
SHELF
HALIFAX
HX3 7QD

For: R M BOUGHEY

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 SINGLE STOREY EXTENSION

At: 20, CAPAS HEIGHTS WAY, HECKMONDWIKE, WF16 0DW

In accordance with the plan(s) and applications submitted to the Council on 06 June 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.

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.

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 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.

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: 19 July 2006

Signed:



Jonathan Barrett
Head of Service

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