



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2006/62/93333/W3

To: VALLEY PROPERTIES

For: MR M C STAFF & MISS A J COOK

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 EXTENSIONS

At: 9 broad Lane, upperthong, holmfirth, HD9 3JS

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

9 Aug 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 unless otherwise agreed in writing by the Local Planning Authority.
- 4) The windows in the east elevation of the proposed conservatory as highlighted in green on the approved plans shall be non-opening except for top lights and shall be fitted with obscure glazing before the conservatory is first brought into use, in accordance with details to be approved in writing by the Local Planning Authority, and windows of this type shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.

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.
- 3) In the interests of visual amenity and in accordance with policy BE13 of the Unitary Development Plan.
- 4) 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:

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: 29 Sep 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