



**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: 2007/62/92054/E3**

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**To:** JOHN R PALEY ASSOCIATES

**For:** DARREN SMITH BUILDERS

**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 DETACHED BUNGALOW WITH ATTACHED GARAGE

**At:** 12 robin Royd Drive, mirfield, WF14 0LA

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

**14 May 2007, 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) Notwithstanding the details on the approved plans and before the development commences, details shall be submitted for the approval in writing to the Local Planning Authority of the finished floor levels for both the existing dwelling no.12 Robin Royd Drive and the dwelling hereby approved and the development shall then be completed in accordance with the approved details.
- 4) 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.
- 5) Other than those shown on the approved plans, no light or other openings shall be formed in the dwelling hereby approved except in accordance with the details which have previously been submitted to and approved in writing by the Local Planning Authority.
- 6) Before development commences details shall be submitted for approval to the Local Planning Authority of the height, materials of construction and design of a close boarded screen fence or wall to be erected between the points marked 'x' in green on the approved plan (Plan A). The approved fence/wall shall be erected before the development hereby permitted is occupied/brought into use and shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority.
- 7) No access other than that shown on the approved pan shall be formed into the site without the prior written approval of the Local Planning Authority.
- 8) The areas to be used by vehicles including parking, loading and unloading areas shall be surfaced, sealed and drained before the development is occupied/brought into use and thereafter retained to the satisfaction of the Local Planning Authority.
- 9) The garages shall be used for the garaging of private motor vehicles or uses ancillary to the enjoyment of the dwelling house as such and for no other purposes.
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no buildings or extensions shall be erected in the area within the site boundary shown on the approved plan without the prior written approval of the Local Planning Authority.

NOTE This permission shall relate to the amended plan(s) submitted on 2 July 2007.

**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.

2/4) So as to ensure the satisfactory appearance of the development on completion and to accord with Policies D2, BE1 and BE2 of the Unitary Development Plan.

5) So as not to detract from the amenities of the adjoining property by reason of loss of privacy and to accord with Policies D2, BE1 and BE2 of the Unitary Development Plan.

6) So as not to detract from the privacy of the adjoining residential development, in the interests of visual amenity and to accord with Policies D2, BE1 and BE2 of the Unitary Development Plan.

7/9) In the interests of the free and safe use of the Highway and to accord with Policies BE2 and T10 of the Unitary Development Plan.

10) To ensure that unsatisfactory extensions do not result in close overlooking of adjoining property.

**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:**

D2 - Land without notation on the Unitary Development Plan

BE12 - Space about buildings

BE1 - Design principles

BE2 - Quality of design

**The reasons for granting planning permission can be summarised as follows:**

The design is of an acceptable standard which would not adversely affect the character of the area nor the amenity of nearby residents.

**There are no other material considerations which outweigh these findings.**

**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:** 6 Jul 2007

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