

Planning

Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

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Mr H Dhorat,
DK Architects
Suite 4, Batley Business Park
Technology Drive
Batley
WF17 6ER

Paul Kemp
Acting Assistant Director
Investment & Regeneration

Date: 12-Nov-2014
Our Ref: 2014/93126

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
PART 1, CLASS A(e)
AT: 58, Manor Farm Drive, Soothill, Batley, WF17 6HQ
Prior notification for single storey rear extension**

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 02-Oct-2014.

The proposal is for prior notification for single storey rear extension. The extension projects 4.5m from the original dwellinghouse. The maximum height of the extension is 4.0m. The height of the eaves of the extension is 2.5m

Representations have been received from the owners or occupiers of adjoining premises. These have been considered by this Authority together with the effect on the amenity of adjoining properties. It has been determined that the proposal is not acceptable and prior approval is hereby **Refused** for the following reason(s);

The proposed 4.5 metre projecting extension would result in significant bulk and massing upon the shared boundary to the detriment of the residential amenity of the occupiers of 60 Manor Farm Drive. The orientation of the proposed extension would also cause significant additional overshadowing upon the rear elevation of 60 Manor Farm Drive resulting in a loss of light within the ground floor living space of 60 Manor Farm Drive.

Development within a Coal Mining Area

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and

problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse details of the proposed development, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 within **twelve weeks** of the date of issue of this notice.

Planning Appeals can be made online at www.planningportal.gov.uk/appeal or in writing on a form that must be obtained the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Please note, only the applicant possesses the right of appeal.

Notes to Developer

Customer Feedback

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to fill in the online form www.kirklees.gov.uk/business/PlanningApplication/planning_application_feedback.asp so that we can work on continually improving our customer service. Thank you.



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Yours faithfully

A handwritten signature in black ink, appearing to read "S Taylor".

Simon Taylor
Head of Development Management

