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

Enquiries to: Ayesha Saleem

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Paul Kemp
Acting Assistant Director
Investment & Regeneration

L Symonds
3, Birchington Drive
Birchencliffe
Huddersfield
HD3 3QS

Date: 29-Mar-2016
Our Ref: 2016/90542

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 - SCHEDULE 2, PART 1, CLASS A.1 (g)
AT: 3, Birchington Drive, Birchencliffe, Huddersfield, HD3 3QS
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 19-Feb-2016.

The proposal is for erection of single storey rear extension. The proposed extension projects 4m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.93m, the height of the eaves of the extension is 2.4m

As no representations have been received from the owners or occupiers of adjoining premises **prior approval is not, therefore, required** and the requirements under condition A.4 of Class A, Part 1, Schedule 2 of the General Development Order as amended are satisfied.

Notwithstanding the above I would draw your attention to the further provisions of Schedule 2, Part 1, Class A of the General Development Order as amended, which states that development is permitted subject to the following conditions:

- The development shall be carried out in full accordance with the details provided unless otherwise agreed in writing with this Authority.
- The materials used in any exterior work (other than the materials used in the construction of a conservatory) shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- Any upper floor window located in a wall or roof slope forming a side elevation of the dwellinghouse as a result of this development shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- The development shall be completed on or before 30th May 2019
- You are required to notify this Authority of the completion of the development in writing as soon as reasonably practicable after completion, the information submitted shall include, the name of the developer, the address or location of the development and the date of completion.

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Whilst reasonable effort has been made to check the accuracy of your submitted details you are reminded that development is not permitted by Class A if-

- As a result of the works the total floor area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- The height of the part of the dwellinghouse enlarged would exceed the height of the highest part of the roof of the existing dwellinghouse
- The height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse
- The enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and form either the principal elevation or the side elevation of the original dwellinghouse.
- The enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and form either the principal elevation or the side elevation of the original dwellinghouse.
- The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres.

If you wish for the Local Authority to make a formal determination upon the lawfulness of the proposal, it remains open for you to submit an application for a Certificate of Lawful Development. Further details for such applications can be found at:-
http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/ldc

Notes to Developer:

Building Regulations

– 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. Please contact Kirklees Building Control on 01484 221550 or via e-mail to building.control@kirklees.gov.uk, alternatively visit www.kirklees.gov.uk/planning for more information.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA – STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

Listed Building

If the extensions are to a listed building then listed building consent will be required from this Authority.

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 email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Simon Taylor
Head of Development Management