Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
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Paul Kemp
Acting Assistant Director
Investment & Regeneration

Enquiries to: Louise Clarke

Date: 28-Apr-2016
Our Ref: 2016/62/90756/E

G Stead & R Coates
107-109, Far Bank
Shelley
Huddersfield
HD8 8HT

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING ACT 1990, Section 62
TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS1988, Regulation 4
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 Article 34

I refer to your planning application received on 07-Mar-2016 for Erection of 2 detached dwellings at Land to rear of 59, Far Bank, Shelley, Huddersfield, HD8 8HS, application number 2016/62/90756/E.

Section 62 and Regulation 4 enables a Local Planning Authority to require that an application for planning permission includes such further information, particulars or evidence in support of anything in or relating to the application as they think necessary to determine the application.

The Council considers that the following additional information is necessary to determine your application and hereby asks that it be provided:

1. Cross sectional drawings to show the relationship of the proposed dwellings to neighbouring properties off Far Bank and to the surrounding landscape.

2. A 'street scene' to demonstrate how the proposed materials will respect the character of the area.

3. An ecological appraisal. This information is required as pasture / grassland is a habitat of Principal Importance

This request for further information is a formal direction pursuant to Section 62 and Regulation 4.

The statutory period for determination of the application runs from the date the application was validated. You are requested to provide the additional information set out above within 7 days of receipt of this letter.

Alternatively you may agree with the Local Planning Authority an extension of time to provide the additional information. If you agree to such an extension, please complete and return the attached

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consent form within 7 days of receipt of this letter. The consequences of this will mean that the period of determination will run again from the date that the additional information is received.

If neither the additional information nor the completed consent form has not been received within 14 days of the date of this letter, then the application will be determined on the basis of the information available which is likely to result in a refusal due to inadequate information.

A third alternative is that you have the option of withdrawing the application pending the preparation of the further information requested.

Yours faithfully

Julia Steadman
TEAM LEADER

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Consent to Extend Time **Case Officer:** Louise Clarke

Application Number: 2016/62/90756/E
At: Land to rear of 59, Far Bank, Shelley, Huddersfield, HD8 8HS
For: Erection of 2 detached dwellings

I hereby agree to an extended period of time to give the applicant notice of their decision (or determination or notice that the application has been referred to the Secretary of State).

The extension of time is to allow opportunity to provide the additional information requested in the letter from the Local Planning Authority dated 28-Apr-2016. I understand that the consequences of this mean that the period of determination will run again from the date that the additional information is received.

Print Name:

Signed:

Applicant/Agent (delete as appropriate)

Date: