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

Enquiries to: Paul Wood

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Paul Kemp
Acting Assistant Director
Investment & Regeneration

M Dilbar
40, Central Avenue
Fartown
Huddersfield
HD2 1DA

Date: 06-Feb-2017
Our Ref: 2017/90047

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: 40, Central Avenue, Fartown, Huddersfield, HD2 1DA
The proposal is for a single storey rear extension. The extension projects 5m be

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 06-Jan-2017.

The proposal is for a single storey rear extension. The extension projects 5m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.5m. The maximum height of the eaves of the extension is 2.6m.

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 extension will extend to the side of an original wing of the dwelling. As the proposed side extension exceeds half the width of the original dwelling, planning permission is required.

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.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.

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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 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