

Planning

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

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Nigel Richardson,
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BD4 6RG

Paul Kemp
Service Director
Economy, Regeneration and Culture

Date: 31-May-2017
Our Ref: 2017/91456

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: 18, Moorville Drive, Birkenshaw, BD11 2BT
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 27-Apr-2017.

The proposal is for erection of single storey rear extension. The extension projects 4m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.8m, the height of the eaves of the extension is 3m

Representations have been received from the owners or occupiers of adjoining premises. These have been considered by this Authority and it has been determined that the effect on the amenity of adjoining properties is acceptable. In such circumstances prior approval can be **Granted** and the requirements under condition A.4 of Class A, Part 1, Schedule 2 of the General Development Order as amended are satisfied, subject to the following condition

1. The development shall not be occupied until any window(s) installed in the east elevation(s) of the extension hereby approved have been obscure glazed with obscurity equivalent to privacy level 5 as defined by Pilkingtons Glass. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order) the obscure glazing shall thereafter be retained for the lifetime of the development and no further windows or other openings shall be installed at any time thereafter.

Reason: So as not to detract from the amenities of adjoining property by reason of loss of privacy and to accord with Policy BE14 of the Unitary Development Plan.

Notwithstanding the above I would further 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:

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.

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

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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.

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 Strategic Investment