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

Enquiries to: Oliver Corbett

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Paul Kemp
Service Director
Economy, Regeneration and Culture

P F Holleworth
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Mag Bridge
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HD9 6NA

Date: 13-Jun-2017
Our Ref: 2017/91482

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: 21, Springwood Avenue, Springwood, Huddersfield, HD1 4BH
The proposal is for erection of single storey rear extension. The extension pro

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 02-May-2017.

The proposal is for erection of single storey rear extension. The extension projects 3.6m 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 2.75m

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:

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,

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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 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

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

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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). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
https**://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries**

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. 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 a Coal Authority Permit 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: www.groundstability.com **or a similar service provider.**

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Listed Building

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

Customer Feedback

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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