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

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Paul Kemp
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Economy, Regeneration and Culture

Grant Stott,
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HX1 5BD

Date: 18-Jan-2018
Our Ref: 2017/94212

Dear Sir/Madam

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: 24, Talbot Avenue, Edgerton, Huddersfield, HD3 3BG
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 11-Dec-2017.

The proposal is for a single storey rear extension
The extension projects 4.0 metres beyond the rear wall of the original dwellinghouse
The maximum height of the extension is 3.0 metres
The height of the eaves of the extension is 2.6 metres

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 does not benefit from a general planning permission granted by virtue of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), as the proposal extends beyond the side elevation of the original dwellinghouse and is more than half the width of the original dwellinghouse. Historic mapping images dated 1955 and 1965 held by the Local Planning Authority indicates the existence of a rearward projecting part of the dwellinghouse that maybe considered part of the original dwellinghouse.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA – STANDING ADVICE

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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.

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

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.
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 Strategic Investment