

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2018/62/91685/W

Site Address: 9, Clough Head, Slaithwaite Gate, Bolster Moor,
Huddersfield, HD7 4NW

Description: Erection of single storey rear extension

Recommending Officer: Adam Walker

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the committee authorisation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 14-Aug-2018

Decision Authorisation – Committee Decision

Committee: Huddersfield Sub-Committee

Date of Committee: 9th August 2018

Application Number: 2018/91685

Officer Recommendation: DELEGATE approval and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report.

Committee Decision: As officers' recommendation

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the openness of the Green Belt and to accord with Policies D11, BE1 and BE13 of the Kirklees Unitary Development Plan and Policies PLP24 and PLP57 of the Kirklees Publication Draft Local Plan and Chapters 12 and 13 of the National Planning Policy Framework.

3. The external walls of the extension hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policy BE13 of the Kirklees Unitary Development Plan and Policy PLP24 of the Kirklees Publication Draft Local Plan.

4. 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) no development included within Classes A, B, C, D or E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To control the erection of further extensions and outbuildings as these would form disproportionate additions to the original dwelling thus constituting inappropriate development in the Green Belt contrary to Policies D11 of the Kirklees Unitary Development Plan, PLP57 of the Kirklees Publication Draft Local Plan and Chapter 13 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	AR-0592 001		29.5.2018
Existing Site Plan	AR-0592 002		29.5.2018
Existing Floor Plans	AR-0592 003		29.5.2018
Existing Elevations	AR-0592 004		29.5.2018
Proposed Site Plan	AR-0592 005		29.5.2018
Proposed Floor Plans	AR-0592 006		29.5.2018
Proposed Elevations	AR-0592 007		29.5.2018
Design and Access Statement			29.5.2018

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No discussion took place with the applicant as the application was considered acceptable on the basis of the submitted plans.

Report Dated: 14.8.2018