

APPLICATION NO.	
DATE LODGED	
RECEIPT NO.	FEE RECEIVED
CARD	OTHER
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY (PLUS THE ORIGINAL)

PLANNING - PO Box B93, Civic Centre 3, Huddersfield, HD1 2JR **Tel:** 01484 414746 **E-mail :** dc.admin@kirklees.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	15
Suffix	
Property name	
Address line 1	Croft House Lane
Address line 2	Marsh
Address line 3	
Town/city	HUDDERSFIELD
Postcode	HD1 4NY

Description of site location must be completed if postcode is not known:

Easting (x)	412961
Northing (y)	417358

Description

2. Applicant Details

Title	
First name	Sophie
Surname	Raikes
Company name	
Address line 1	15
Address line 2	Croft House Lane
Address line 3	Marsh
Town/city	HUDDERSFIELD
Country	

2. Applicant Details

Postcode

HD1 4NY

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Re-route one part of wooden boundary fence, which currently cuts across our garden, to the edge of boundary wall, to allow side access to the greenhouse and provide a secure enclosure for the garden (which is all front and side facing). Following advice from the planning officer (Laura Yeadon, Ref: 2018/20202), are also seeking to regularise planning permission for the existing boundary fence, which was installed by previous occupants (pre-2014).

The existing fence is 90 cm high and rises behind an existing stone boundary wall that is 110 cm high (so total height of existing wall and fence is 200 cm). The new fence would match the existing boundary fence: it would be 90cm, rising behind the existing boundary wall of 110 cm high (total height 200 cm). We would retain all trees, bushes and shrubs (unless removal of a bush/shrub is absolutely necessary to insert a fence post), in order to soften the visual impact. See photos and elevations.

The above alterations are part of a larger scheme, which will include replacement of a dilapidated, lean-to greenhouse (within the existing footprint), and installation of a fence to the side of the drive leading to the garage (less than 2 metres high, not on the boundary). Having sought advice (FS-Case-27793675, advice ref: 2018/20202) from the planning officer, and checked measurements, we understand that the additional works do not require planning permission. However, we have marked them on the site plan for the sake of clarity.

Has the work already been started without consent? ☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Wooden, feather-edge fencing
Description of proposed materials and finishes:	Wooden feather-edge fencing to match the existing fencing.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Site plan.
Plans of existing and proposed fence (with greenhouse marked also).
Photographs of existing fence.

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	Laura
Surname	Yeadon
Reference	Ref: 2018/20202

Date (Must be pre-application submission)

12/06/2018

Details of the pre-application advice received

"Whilst the fence would be quite prominent along the roadside, I would advise that as much of the existing boundary landscaping i.e. trees, bushes and shrubs is retained as possible. This would soften the visual impact of the fencing which is not a structure along a roadside that in the most part are supported by the Local Planning Authority. However, I do note that whilst the fence is likely to be prominent it would provide a solid means of enclosure and privacy for the occupants of the property where the street scene is characterised by stone boundary walls with a privacy screening on the inside, mainly hedges"

"I note from your plans and the visual maps online that there is an existing fence which appears to be over 1 metre in height adjacent to Syringa Street which does not appear to have Planning Permission. However, if this has been in situ for more than 4 years, the fence would be exempt from any action taken by the Local Planning Authority. I would advise however, that should you apply for Planning Permission for the new fencing that the existing fencing is included in your application as this would regularise all the works, should permission be granted".

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Ms
First name	Sophie
Surname	Raikes
Declaration date (DD/MM/YYYY)	11/06/2019

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	20/06/2019
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