

APPLICATION NO.	
DATE LODGED	
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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](mailto:dc.admin@kirklees.gov.uk)

Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.  
Town and Country Planning (Development Management Procedure) (England) Order 2015

**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	<input type="text" value="19"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Broad Lane"/>
Address line 2	<input type="text" value="Uppershong"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Holmfirth"/>
Postcode	<input type="text" value="HD9 3JS"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="413224"/>
Northing (y)	<input type="text" value="408057"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text" value="Ann"/>
Surname	<input type="text" value="Davies"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="19 Broad Lane"/>
Address line 2	<input type="text" value="Uppershong"/>
Address line 3	<input type="text" value="Holmfirth"/>
Town/city	<input type="text" value="Huddersfield"/>

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="HD93JS"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?  Yes  No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

To extend the existing small sunroom sited at the rear of the single garage, by a further 6 sq metres (external inc stonework) to form a sunroom 2.9m wide by 3.7 m long. The existing sunroom measures 2.9m wide x 1.8m long.

Does the proposal consist of, or include, a change of use of the land or building(s)?  Yes  No

Has the proposal been started?  Yes  No

## 5. Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing sunroom is lawful as it was permitted development constructed over 7 years ago and it conforms with the criteria for permitted development in that:- it is to the rear of the property, does not front a highway, is not within 2 metres of a boundary, is not over 4 metres in height to its roof, does not exceed the highest part of the roof. The proposed small extension to the existing sunroom conforms to the same criteria, and does not alter the water table as there is hardstanding already for the enlargement nor does the extension impact a neighbour by invasion of privacy as the sunroom looks over the nearest building and not into habitable rooms.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Pre-application advice sought, although not needed, which is attached.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses

### Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses

Is the proposed operation or use  Permanent  Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed development conforms with "permitted development", however, we feel a Lawful Development Certificate would obviate any problems should the house be sold and we wish the Planning Department to be aware of this development.

## 6. 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

## 7. 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

"Due to the small scale and size of the application there are no concerns regarding highway safety and parking provision." For the same reason and due to the topography of the site an overbearing impact to no. 17 Broad Lane would be avoided.  
"Little scope to enhance bio-diversity," however, the applicants have 2 bird boxes and 3 feeding stations for birds and 3 water butts for water efficiency. Advised to check criteria for permitted development. This has been done and all criteria are met.

## 8. 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?

## 9. Interest in the Land

Please state the applicant's interest in the land

- Owner  
 Lessee  
 Occupier  
 Other

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate 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)