

Enquiries to: Lucy Taylor

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49, Birkby Lodge Road
Birkby
Huddersfield
HD2 2BEDate: 17-Nov-2020
Our Ref: 2020/93242

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: 49, Birkby Lodge Road, Birkby, Huddersfield, HD2 2BE
Prior notification for single storey extension

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 02-Oct-2020.

The proposal is for erection of single storey extension. The extension projects 6m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.95m, the height of the eaves of the extension is 2.95m

You are advised that historical imagery held by the Council shows the existing rearward projection to be an original part of the dwellinghouse. As such, the side wall of the projection would be considered an original side wall and the proposed development extends beyond this side wall. As a result of this the proposal is more than half the width of the original dwellinghouse and therefore is contrary to paragraph (j) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015(as amended).

Consequently and while you have not been notified of prior approval in accordance with condition A.4 of Class A, the development cannot be considered to benefit from a general planning permission under the General Permitted Development Order and therefore requires full planning permission upon application to the Local Planning Authority.

Development within a Coal Mining Area**DEVELOPMENT LOW RISK AREA – STANDING ADVICE**

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

Mathias Franklin
Head of Planning and Development