

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	8
Suffix	A
Property name	
Address line 1	Huddersfield Road
Address line 2	
Address line 3	
Town/city	Mirfield
Postcode	WF14 9HE

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

Easting (x)	421236
Northing (y)	419927

Description

2. Applicant Details

Title	Mr and Mrs
First name	
Surname	Edwards
Company name	
Address line 1	8A
Address line 2	Huddersfield Road
Address line 3	
Town/city	Mirfield
Country	

2. Applicant Details

Postcode

WF14 9HE

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Propose to convert existing internal garage into a home study / playroom, by removing garage door and inserting window. Will create an internal door from hallway into home study/playroom. The room already has working electricity points. Size of the room will not be changed. Room will be used for occasional working from home and a childrens playroom. Outside of room will look like existing house (i.e. matching windows and brickwork).

Additionally propose to build a single story storage facility on the existing driveway, smaller than the current garage, and will be used to store garden equipment and other items. We will re-use the existing garage electric door and the brickwork/roof will match the existing house. We will maintain the look in line with houses at 8A and 8B Huddersfield Road. The roof will be gabled as existing house. The new storage facility will include a working electricity point to act as a charge point for an electric car. We will include a door at the back leading into the garden. The size of the storage facility is approximately 3m x 4.5m.

We have already had pre planning advise from Katie Wilson at Kirklees Council planning department (Ref 2020/20324). The property will maintain 3 off street parking spaces (2 on driveway and one infront of the new study/playroom) with in excess of 6m clear space on the shared driveway to allow turning space to turn vehicles around, allowing forward driving down the driveway to exit the properties at 8A and 8B onto Huddersfield Road. 8B will maintain its existing 3 parking spaces (2 on driveway and one in garage). The parking spaces will comply with the standard dimensions of 2.5m x 5.0m.

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

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

Walls	
Description of existing materials and finishes (optional):	Existing house - red brick and sand coloured stone course
Description of proposed materials and finishes:	Garage conversion - Removal of garage door and to be replaced by red brick with gap for window. Sand coloured stone above window to match existing house. New storage facility; red brick and sand coloured stone course

Roof	
Description of existing materials and finishes (optional):	Existing house; dual pitched with gable ends and grey tiles
Description of proposed materials and finishes:	New storage facility; dual pitched with gable ends and grey tiles Garage conversion; N/a

Windows	
Description of existing materials and finishes (optional):	Dark grey double glazed windows

5. Materials

Description of proposed materials and finishes:	Garage conversion; Dark grey double glazed window to match existing house Storage facility; No windows
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Doors	
Description of existing materials and finishes (optional):	Front door to existing house is a dark grey UPVC door with glass inserts. Existing garage has dark grey panelled electric garage door.
Description of proposed materials and finishes:	Storage facility; Will re-use the garage door from existing garage. Back door will be dark grey UPVC door in keeping with side door of existing house.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Wooden fences
Description of proposed materials and finishes:	Unaffected by works

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Unaffected

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	New storage facility will have simple light fitting inside

Other Electric Vehicle charge point	
Description of existing materials and finishes (optional):	Existing garage has standard plug sockets inside which we use to charge our electric vehicle
Description of proposed materials and finishes:	New storage facility will have standard plug socket to charge an electric vehicle.

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

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

If Yes, please describe:

The 2016 planning permission for the house to be built required at least 3 parking spaces to be provided. On the plans this was described as 2 on the driveway and one in the garage. There is in fact currently in excess of 3 spaces available. Under the new plans the garage will be converted removing one of these spaces. The new storage facility isn't big enough to fit a car inside, and therefore some parking space on the driveway is removed.

As indicated on the plans the existing driveway is big enough to still maintain 2 parking spaces at the required 2.5m x 5m. The third parking space is available in front of the existing garage, and again complies with 2.5m x 5m. There is over 6m of clear spaces behind the spaces to enable turning space to be able to drive forwards onto Huddersfield Road.

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	Ms
First name	Katie
Surname	Wilson
Reference	2020/20324

Date (Must be pre-application submission)

18/11/2020

Details of the pre-application advice received

Summary of points;
1. Electric vehicle charging point should be maintains
2. 3 parking spaces should be maintain

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?

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

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**

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.

* "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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
<i>redacted</i>		4/12/2020
		4/12/2020

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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)

25/11/2020