

APPLICATION NO.	
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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

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	193
Suffix	
Property name	
Address line 1	Church Lane
Address line 2	Birstall
Address line 3	
Town/city	Batley
Postcode	WF17 9NX

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

Easting (x)	421829
Northing (y)	426077

Description

2. Applicant Details

Title	Mr
First name	Thomas
Surname	Murray
Company name	
Address line 1	193 Church Lane
Address line 2	Birstall
Address line 3	
Town/city	Batley
Country	United Kingdom

2. Applicant Details

Postcode	WF17 9NX
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:

We would like to seek householder planning permission for a wooden fence erected on a stone wall (0.9m high stone wall) which moves around our property boundary. The stone wall was erected by the builders of our house and has prior planning permission. The fence will be on the Western and Southern boundary of our property. The total height of the wall and fence measures 1.7m in total (0.9m high stone wall + 0.8m fence) which decreases to 1.6m towards the Southern boundary.

The north boundary of the property is lined with a fence and the proposal is considered in keeping with the existing dwelling house. There is a large variety of boundary treatments bordering the neighbouring dwellings, so given the lack of uniformity in the street scene, the proposed fence is likely to comply with the requirements of Policy LP24 in the KLP.

The fence is erected from home grown soft larch wood which as no impact on the conservation of the area, but also is in keeping with other dwellings.

The relevant boundaries of this property face highways and, so, would remain a substantial distance from neighbouring properties. Due to the location of the proposed fence, it is considered the amenity of other neighbouring properties would not be affected by the proposed development.

We are sorry to have breached the planning terms with regard to the boundary fence without having obtained planning consent first. This is our first house and we were genuinely not aware of the need to obtain planning first.

We would like to retrospectively obtain planning consent for a fence around the boundary due to several reasons;

1. We have been having issues with people from the Black Bull Inn sitting on our low wall on an evening (pre-covid) which is both a privacy and security concern as the house is physically located quite close to the perimeter wall with the windows to the lounge, kitchen and bedrooms facing the wall.

2. We also have a pet dog which the fence stops him jumping over the low wall as the traffic on the A643 can be quite busy especially in peak periods

3. We have a number of young family members who often visit us (pre-covid) and plan on starting a family here ourselves, and this fence provides us with the security and assurance of no fatal accidents.

We have tried to replicate some of the existing fencing that surrounds other local residential properties in the same area including the new development of houses on/around 237 Church Lane, Birstall, WF17 9NX and numerous other houses on Kirkgate and Church Lane. We appreciate the need to preserve the character of the area and have also installed bird boxes to help wildlife in the area.

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

If Yes, please state when the development or work was started (date must be pre-application submission)

10/02/2020

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

If Yes, please state when the development or work was completed (date must be pre-application submission)

14/02/2020

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):

5. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Home grown soft Larch wood. The wood will be treated with light brown creosote to provide a natural finish and appearance. Two wooden bird boxes are affixed to the fence facing the property.
Description of proposed materials and finishes:	Home grown soft Larch wood. The wood will be treated with light brown creosote to provide a natural finish and appearance. Two wooden bird boxes are affixed to the fence facing the property.

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

Please refer to images A-I in addition to an outline of the dimensions of the fence in document 1.

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	
Surname	

10. Pre-application Advice

Reference

2021/20096

Date (Must be pre-application submission)

30/03/2021

Details of the pre-application advice received

The conclusion of the pre-application advice is copied below. The full pre-application document is attached as a supporting document.

6.6 Conclusion

To conclude, based on the information I have before me, it is considered the proposed fence would not cause significant harm to the visual or residential amenity, historic environment or highway safety. Consideration should, however, be given to the materials of construction, which should be detailed on the application form of any subsequent application.

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

Mr

First name

Thomas

Surname

Murray

Declaration date
(DD/MM/YYYY)

02/05/2021

☒ 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)

02/05/2021