



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2021/62/93977/W

To: Mannan Iqbal,
Unite Designs
6a, Greenhead Road
Huddersfield
HD1 4EN

For: S TANN

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ERECTION OF TWO SEMI-DETACHED DWELLINGS WITH REAR BALCONIES
(WITHIN A CONSERVATION AREA)

At: 27A, PICKFORD STREET, MILNSBRIDGE, HUDDERSFIELD, HD3 4LG

In accordance with the plan(s) and applications submitted to the Council on 21-Oct-2021, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22 and LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 12 and 14 of the National Planning Policy Framework

2. Before the hereby approved dwellings are first brought into use, a 1.8 metre high close boarded timber fence, with a private gate for each dwelling shall erected along the southwestern boundary of the outside amenity space. In addition, a close boarded timber

fence, minimum 1 metre in height, shall subdivide equally the rear outside amenity space to clearly provide private outside amenity space for each dwelling from the rear access path to allow bins and/or cycles to be moved and stored safely.

Reason: In the interests of amenity and highway safety, to ensure unacceptable vehicle movements are not undertaken to access the site, in accordance with LP 21, 24 and 22 of the Kirklees Local Plan, Principle 5, 6, 11 and 12 of the adopted 'Housebuilders Design Guide SPD' and of the Highways Design Guide SPD.

3. The 'timber privacy wall' as shown on Dwg. No. UD-443 Rev B entitled 'Proposed Elevation' and as erected on site shall be retained in place at all times and if necessary repaired like for like.

Reason: In the interests of protecting the residential amenity of adjacent properties and to accord with Policy LP24 of the Kirklees Local Plan and guidance in the house builders design guide SPD.

4. No vehicular access to the dwellings shall be taken from the access lane to the rear of the site; furthermore, the rear amenity space shall at no time be used for the parking of vehicles.

Reason: In the interests of amenity and highway safety, to ensure unacceptable vehicle movements are not undertaken to access the site, in accordance with LP 21 and 22 of the Kirklees Local Plan and of the Highways Design Guide SPD.

5. Prior to the hereby approved dwellings being first brought into use, the 1FFH Universal Bat Boxes and Sparrow boxes shown on Dwg. No. UD-443 Rev B entitled 'Front Street Elevation' and Dwg. No. UD-443 Rev B entitled 'Proposed Elevation' shall be installed on the dwellings and retained thereafter.

Reason: In the interests of the biodiversity of the site and to provided ecological enhancement measures at the site and to accord with Policy LP 30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created in the side elevations of the dwellings hereby approved.

Reason: So as not to detract from the amenities of adjoining properties or future residents, by reason of loss of privacy, so as to accord with Policy LP24 of the Kirklees Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A or E of Part 1 of Schedule 2 to that Order shall be carried out within the site outlined in red on the location plan submitted with this application without the prior written consent of the Local Planning Authority.

Reason: So as not to detract from the amenities of adjoining properties, by reason of loss of residential amenity through overbearing or overshadowing. To also ensure that the proposal would harmonise with the Milnsbridge Conservation Area, so as to accord with Policies LP24 and LP35 of the Kirklees Local Plan and 12 and 16 of the National Planning Policy Framework.

NOTE: Whilst the grant of planning permission is given, the applicant should be aware that Planning Permission does not override legal covenants on properties or Private Rights of Way as these private matters fall outside the remit of the Local Planning Authority.

Applicants are reminded that they ensure that the relevant land ownership should be respected and that the works carried out is lawful.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Plans – Block Plan	Site and Location Plan. Drawing: UD-443. Revision: A.	A	15/12/2021
Plans – Proposed Elevations	Front Street Elevation. Drawing UD-443. Revision: B.	B	15/12/2021
Plans – Proposed Elevations	Proposed Elevation. Drawing UD-443. Revision: B.	B	15/12/2021
Plans – Proposed Floor Plans	Proposed Floor Plans. Drawing: UD-443. Revision: A.	A	15/12/2021
Supp Info – Conservation/Heritage Statement	-	-	21/10/2021

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer undertook negotiations with the applicant to secure amended plans to ensure the scheme was effectively targeted for biodiversity.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "submitted to and approved in writing by the Local Planning Authority".
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days of the date of service of the enforcement notice, or
 - ii) within the specified period, starting on the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- 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://www.gov.uk/planning-inspectorate> . Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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.

Dated: 07-Jan-2022

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2021/62/93977/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR
