Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Edward Cheseldine

Kirklees Direct
Tel: 01484 414746
Email:

Ilyas Ramjan,
ISR Design Consultancy
4, Millwater Avenue
Thornhill Lees
Dewsbury
WF12 9QN

Date: 11-May-2023
Our Ref: 2023/90989

Dear Sir,

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: 22, Caldermill Way, Thornhill Lees, Dewsbury, WF12 9QP
Prior notification for single storey rear extension

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 31-Mar-2023.

The proposal is for erection of single storey rear extension. The extension projects 5m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 3m

The Authority has considered your application and it has been determined that the proposal is not acceptable and prior approval is hereby **Refused** for the following reason(s);

By reason of the total enlargement consisting of the proposed and existing enlargements to the original dwellinghouse, which in totality extends beyond a side elevation fronting a highway, is more than a single storey and projects beyond a rear wall more than 3 metres, extends beyond the original side elevation of the dwellinghouse and is greater than half the width of the original dwellinghouse, the proposed extension exceeds the criterion as stated in paragraph A.1, sub-paragraphs (i), (e), (h) by virtue of sub-paragraph (ja) of Class A. The proposed enlargement therefore cannot be considered to benefit from a general planning permission by virtue of Part 1, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

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Development within a Coal Mining Area

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://www.gov.uk/appeal-planning-decision**. 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