

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015 - Schedule 2, Part 1, Class A.1 (g) Condition A.4**

**DELEGATED DECISION FOR DISCHARGE OF CONDITION A.4 -
NOTIFICATION OF A PROPOSED ENLARGEMENT TO DWELLINGHOUSE**

Reference no.	2023/HH/91683/E
Site Address	63, Houses Hill, Long Tongue Scrog Lane, Houses Hill, Huddersfield, HD5 0PA
Description	The proposal is for erection of single storey rear extension. The extension projects 8m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3m, the height of the eaves of the extension is 3m
Recommending Officer	Edward Cheseldine

DECISION -

**I hereby authorise the approval/refusal* (delete as appropriate) of this
application for the reasons set out in the officer's report and
recommendation annexed below in respect of the above matter.**

Kevin Walton

AUTHORISED OFFICER

Date: 18-Jul-2023

OFFICER RECOMMENDATION

DISCHARGE OF CONDITION A.4 , SCHEDULE 2, PART 1, CLASS A GENERAL PERMITTED DEVELOPMENT ORDER

1. Procedural Matters

Prior notifications for the erection of single storey rear extensions to dwellings are considered against the requirements as set out by the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 1, Class A, condition A.4.

Proposals pursuant to Class A are permitted subject to limitations set out in paragraph A.1 and in the case of Class A.1 (g) subject to the discharge of condition A.4. This proposal relates to development pursuant to Class A where condition A.4 is engaged and for the purposes of this assessment only the limitations for Class A.1 (g) and requirements condition A.4 are considered. Other limitations within Class A are not considered other than where, in the opinion of the Local Planning Authority, the development does not comply with the limitations within Class A of the Order. Ultimately the responsibility to ensure the development is carried out in full accordance with any planning permission rests with the applicant or property owner/occupier.

Limitations for Class A.1(g) Development

Is the site within a Conservation Area, Article 4 or SSI area?	No
Is any part of the proposal clearly outside the curtilage of the dwellinghouse?	No
If the house is detached and from the information submitted, does the extension extend more than 8 metres from the rear of the original dwellinghouse?	No
If the house is not detached and from the information submitted, does the extension extend more than 6 metres from the rear of the original dwellinghouse?	N/A
Does the proposal exceed 4 metres	No

in height?	
Have permitted development rights been removed from the property?	No

Condition A.4

As part of the notification procedure, the Local Planning Authority notify owners or occupiers of adjacent premises of the proposed development by serving notice and allowing 21 days for objections to be made. The Local Authority shall take into account any representations made as a result of the notice given.

Consultation start date : 07 June 2023

Consultation end date : 28 June 2023

1. Objections

2.1 Summary of representations: None received.

2. Assessment

No assessment is required.

Notwithstanding the above, it is noted the applicant has quoted a Planning Officer's informal opinion with regard to the principal elevation of the original dwelling and submits on the basis the south elevation is the principal elevation despite their initial opinion it was the north.

Despite the mixed opinions regarding the orientation of the principal elevation and as stated above, this application for prior approval is purely to consider the discharge of condition A.4 and to allow neighbours make objections to the proposal. As such the development, if commenced, must still comply with all the limitations as set out in paragraph A.1 of Class A.

It is therefore considered appropriate to re-iterate the advise was informal and the applicant may wish to satisfy themselves the north elevation is not the principal elevation via the submission of a Certificate of Lawful Development application pursuant to section 192 of the Town and Country Planning Act 1990.

3. Recommendation

Prior approval not required.

Report Dated:

14 July 2023