

# Lawful Development Certificate Submission

## Verification of Application Evidence

In Respect of:

Driveway, Garage & Summerhouse Erection to the Rear of

9 Netheroyd Hill Road, Huddersfield HD2 2LW

Applicants: Andrew Earnshaw & Nichola Tyman

1. All works listed will be conducted under the provisions of and to the requirements detailed in the Town and Country Planning (General Permitted Development) (England) Order 2015 and further in accordance with the technical guidance document 'Permitted Development Rights for Householders' dated September 2019. As such it is not believed that formal planning permission is required.
2. Given the size of the existing garage to the side elevation of the dwelling house, (circa 40 cubic metres), demolition will be performed under Part 11, Class B – Demolition of buildings, with prior notification provided to Kirklees Council, observing the 28 day rule. The Carport has been assumed as a temporary structure given it's construction and not subject to further consideration.
3. Remedial works to the boundary retaining walls will be subject to a separate garden wall agreement with plans designed and verified by a structural engineer (details available upon request)
4. The hard surface driveway shall be constructed using porous substrates where possible in accordance with Part 1, Class F – hard surfacing. Where a porous material is not used, provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.
5. The garage/ summerhouse shall be constructed in accordance with Part 1 Class E - Buildings etc. incidental to the enjoyment of a dwelling house and shall:
  - not be built on any designated land, such as national parks, areas of outstanding beauty, conservation areas or world heritage sites
  - not be built within the grounds of a listed building
  - be located to the rear of the principle elevation of the dwelling house
  - not exceed 50% of the total ground area of the curtilage (excluding the ground area of the original dwelling house)

- not be self-contained or form any part of living accommodation.
- be located at least 2m from the property boundary and as such shall not exceed 3m in height (flat roof construction)
- be of a single storey construction.