

**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.	2024/HH/90258/E
Site Address	573, Halifax Road, Hightown, Liversedge, WF15 8HQ
Description	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 3.52m, the height of the eaves of the extension is 2.5m
Recommending Officer	Molly Storer

DECISION – PRIOR APPROVAL NOT REQUIRED

**I hereby authorise the approval 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: 11-Mar-2024

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 of 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?	N/A
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?	The house is an end of terrace property and the extension would project 5 metres from the rear wall of the original dwellinghouse.
Does the proposal exceed 4 metres in height?	No
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 : 31 January 2024

Consultation end date : 21 February 2024

1. Objections

1.1 Summary of representations: -None received

1. Assessment

573 Halifax Road is a two storey property in the area of Liversedge. Given that a small part of the neighbouring property (No. 571) appears historic and is an adjoining wall separating the two properties would say it is strictly a party wall when considering the Party Wall Act 1996 and as such 573 Halifax Road appears to be a terraced property.

In 2021 the site gained planning permission for the erection of a detached building in the rear garden to create annex accommodation. The property has a rear conservatory which aerial images show is over 20 years old – this will be removed in replace of the rear extension.

Other than this no other rear alterations appear to have been made to the original dwellinghouse. Therefore, the proposed extension is considered acceptable.

No requirement to assess amenity as no representations have been received.

2. Recommendation

Prior approval not required.

Report Dated:

27/02/2024
