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| Application Number                       |                    |
| Date Logged                              |                    |
| Receipt No                               | Fee Received       |
| Card                                     | Other              |
| KIRKLEES COUNCIL<br>VALIDATION CHECKLIST | SUPPLY 1 COPY ONLY |

Planning - PO Box 1720, Huddersfield, HD1 9EL  
E-mail: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk) Tel: 01484 414746

## Application for a Lawful Development Certificate for a Proposed Use or Development

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Hayyan

Surname

Farid

Company Name

### Address

Address line 1

Lake House Blackmoorfoot

Address line 2

Linthwaite

Address line 3

Town/City

Huddersfield

County

Country

United Kingdom

Postcode

HD7 5TR

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

I hereby submit this application for the erection of a garden room on my property. The proposed garden room will measure 7x4 metres, covering a total area of 28 square metres. It will serve as a dedicated space for housing a 2x2 metre hot tub and an infrared sauna, providing leisure and relaxation amenities for the occupants of the main dwelling. The garden room will be situated one metre away from the boundary line, adjacent to the rear entrance of the main dwelling. It will be positioned opposite the annex space on the property, maximising privacy and integration with existing structures. Please refer to the attached site plan for detailed information on the proposed location of the garden room. The plan illustrates the precise dimensions of the garden room, its distance from the boundary line. The garden room will be constructed on a easypad document attached, ensuring a stable and durable foundation for the structure. The specifications of easypad are attached with this application. The garden room will be enclosed using 6ft x 6ft fencing to the rear and surrounded by neighbouring party walls, which will comply with all relevant regulations regarding height, materials, and aesthetics. Additionally, drainage considerations have been addressed to manage surface water effectively, ensuring minimal impact on the surrounding environment. An assessment of the potential impacts of the garden room has been conducted, taking into account factors such as privacy, overshadowing, noise, and traffic. The proposed location and design of the garden room have been carefully chosen to minimise any adverse effects on neighbouring properties and visual amenity. Please refer to the attached drawings/renderings for visual representations of the proposed garden room. These drawings provide a comprehensive overview of the design and appearance of the structure within its intended context. In conclusion, I believe that the proposed garden room will be a valuable addition to the property, providing essential leisure amenities while respecting the surrounding environment and existing structures. I respectfully request that the planning authority consider this application favourably.

Thank you for your time and consideration.

Sincerely,  
Mr Hayyan Farid

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

## Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposed Garden room is solely to enjoy the garden and it will not alter the existing building in anyway. It will only be an outbuilding and falls within the permitted development rights in line with the existing lawful use of the land and buildings. The proposed Garden room has been designed to comply with all relevant planning policies and regulations.

In conclusion, I believe that the existing use of the land and buildings at Lake House is lawful and compliant with planning regulations. The proposed Garden room has been carefully considered to ensure continued compliance with planning policies and regulations. I trust that this explanation provides clarity regarding the lawfulness of the existing use and buildings, as well as the proposed Garden room.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Under Permitted development rights. The proposed Garden room does not require planning permission. It will not breach any planning conditions. It will not be sited at the front end of the property or neither will it be attached to any part of the existing building. The garden room will not exceed over 2.5 metre in height. The Property is not listed in a conservation area or AONB, SSSI and the proposed garden room would not hinder any public right of way.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Under Permitted development rights. The proposed Garden room meets the required specifications and does not require planning permission. It will not breach any planning conditions. It will not be sited at the front end of the property or neither will it be attached to any part of the existing building. The garden room will not exceed over 2.5 metre in height. The Property is not listed, in a conservation area or AONB, SSSI and the proposed garden room would not hinder any public right of way.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

## Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Hayyan Farid

Date

14/02/2024