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

**Planning -** PO Box 1720, Huddersfield, HD1 9EL
**E-mail:** 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: 322

Suffix:

Property Name: Ballantrae

Address Line 1: Cowcliffe Hill Road

Address Line 2: Fixby

Address Line 3: Kirklees

Town/city: Huddersfield

Postcode: HD2 2HN

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

Easting (x): 413969

Northing (y): 419759

Description:

## Applicant Details

### Name/Company

Title

mr

First name

Surname

collins

Company Name

### Address

Address line 1

322 Ballantrae Cowcliffe Hill Road

Address line 2

Fixby

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

Postcode

HD2 2HN

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

mr

First name

Paul

Surname

Ibberson

Company Name

Cadvis3d

### Address

Address line 1

The Towers

Address line 2

237 Wakefield Road

Address line 3

Lepton

Town/City

Huddersfield

County

Country

United Kingdom

Postcode

HD8 0DH

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of Proposal

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

- (x) 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)

insertion of new door and window openings to rear of property on side and rear elevations, at ground floor level only

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

- ( ) Yes
- (x) No

Has the proposal been started?

- ( ) Yes
- (x) 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

existing residential dwelling
not a conservation area
not a listed building
still retains its PD rights

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

existing and proposed plans

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.

C3 - Dwellinghouses

Is the proposed operation or use

- (x) Permanent
- ( ) Temporary

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

proposals are for the creation of new door and window openings on rear and side elevations at ground floor level. Doors and windows will match existing style and none are placed on a principle elevation. We therefore consider the proposals conform to PD rights for new window and door openings

## Site Visit

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

- ( ) Yes
- (x) No

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

- ( ) The agent
- (x) The applicant
- ( ) Other person

## Pre-application Advice

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

- (x) Yes
- ( ) No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

email correspondance

Date (must be pre-application submission)

22/05/2024

Details of the pre-application advice received

discussions regarding pd rights at property and proposed changes in regards to pd rights

## 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

Paul Ibberson

Date

07/06/2024