



Application Number	
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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

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

Micah

Surname

Bagworth

Company Name

Address

Address line 1

35 Whitehall Road

Address line 2

Linthwaite

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

England

Postcode

HD7 5PN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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?

☒ 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)

Vehicle access to be improved by installing a drop kerb at the access point on Downing Street (HD7 5PU), approved by Asset Maintenance team under application VX 7041 / RCT675277.

Building work includes the erection of garden workshop / garage, including vehicle access from Downing Street. Vehicle access will be created by building 2 x retaining walls on the east boundary and backfilled with material already on site to create an access ramp.

The garden workshop / garage will be located at the northern most point of the plot. The structure proposed will be approximately 6.4m wide x 6.8m deep x 3.8m high. Constructed with structural insulated panels (cladded in hardwood), insulated roof panels built on a concrete slab. Openings will include a garage door and pedestrian on the south elevation (facing Downing Street).

Surface water and rain water collected on the roof will be directed to a foul water drain running west-east across the property. The connection will be made into a man hole that is located on the east boundary, in the garden of 35 Whitehall Road.

Electricity and water services will be provided from the main dwelling house, 35 Whitehall Road.

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 land, which is on a separate title, was previously used as a garden with a shed and greenhouse at the northern most point of the plot. These structures were in poor condition and have been removed, with the proposal to be replaced with a single structure.

The plot has previously been granted outline planning permission for a dwelling. Whilst using the plot for a dwelling in the future is still a possibility, the short term proposal will have a lower impact on the land than construction of a dwelling.

The location is not in a conservation area and there are no associated tree preservation orders.

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

Previous outline planning permission granted under reference 2018/60/93072/W

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

☒ Permanent

☐ Temporary

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

There is no change of use for the land. The proposed use has minimal impact on the site, will use materials that offer good insulation and are sensitive to the semi-rural local. The proposed site of the structure has been chosen on the northern most point on the plot so that it provides the possibility to develop the southern part of the plot at a later date. The proposed garage structure does not prevent the possibility of using the plot (WYK146195) for further development, supporting Kirklees Housing Delivery if planning permission for a dwelling is granted in the future.

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

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

New Job Alert

Date (must be pre-application submission)

10/07/2024

Details of the pre-application advice received

I enquired as to whether full planning was required as the proposed structure is over 2.5m high and sits within 2m of the boundary. based on this it may mean that it is therefore not covered under permitted development.
I was advised to submit a CLOPUD application to get a formal determination on whether the proposal is lawful and what type of further permission may be required.

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

Micah Bagworth

Date

18/07/2024