Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Molly Storer

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Umar Hussain
32, Macaulay Road
Birkby
Huddersfield
HD2 2US

Date: 06-Jan-2025
Our Ref: 2024/93352

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 – SCHEDULE 2, PART 1, CLASS A.1 (g)**
**AT: 26, Moorside Avenue, Crosland Moor, Huddersfield, HD4 5BH**
**Prior notification for single storey rear extension**

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 26-Nov-2024.

The proposal is for erection of single storey rear extension. The extension projects 4.5m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 4m, the height of the eaves of the extension is 3.4m

The Authority has considered your application and it has been determined that the proposal is not acceptable and prior approval is hereby **Refused** for the following reason(s);

The proposed enlargement cannot benefit from a general planning permission under Article 3(1) and Part 1, Class A, Schedule 2 of the Town and Country Planning(General Permitted Development)(England) Order 2015 (as amended) as the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwelling house and the height of the eaves of the enlarged part would exceed 3 metres contrary to sub-paragraph A.1(i) of Class A.

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**Development within a Coal Mining Area**

**DEVELOPMENT LOW RISK AREA - STANDING ADVICE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

**Appeals to the Secretary of State**

If you are aggrieved by the decision of the Local Planning Authority to refuse details of the proposed development, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 within **twelve weeks** of the date of issue of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at **https://www.gov.uk/appeal-planning-decision**. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.
The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Please note, only the applicant possesses the right of appeal.

**Customer Feedback**

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development