



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

72/74 Far Bank

Address Line 1

72/74 Far Bank

Address Line 2

Shelley

Address Line 3

Town/city

Huddersfield

Postcode

HD8 8HT

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

Easting (x)

420041

Northing (y)

410899

Description

Applicant Details

Name/Company

Title

Ms

First name

Rosamond

Surname

Roughton

Company Name

Address

Address line 1

72/74 Far Bank

Address line 2

Shelley

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

UK

Postcode

HD8 8HT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Replacement of single-storey garden room extension to rear elevation of original dwelling house

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

72/74 Far Bank has been occupied by the applicant's family as a single detached dwelling house since 2013.
Prior to this, the property was two semi-detached dwelling houses: 72 Far Bank and 74 Far Bank.
The applicant notified Kirklees Council at the time that the previously separate properties were henceforth to be occupied as a single dwelling house and the Council Tax listing was duly amended to reflect this change. This was confirmed in the attached letter from the Council Tax Valuation Officer, Ian Johnson MRICS, to the applicant and her partner dated 30th June 2014.

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

Letter dated 30th June 2014 from Ian Johnson MRICS (Valuation Officer, Council Tax North, Kirklees Council) to Mr M Farrar and Miss Rosamond Roughton

re COUNCIL TAX: NOTICE OF ALTERATION TO AN ENTRY IN THE VALUATION LIST for the following reason:

"because this property was shown previously as two or more dwellings but should now as a single dwelling with one band".

The Effective Date of Alteration is stated as 23rd March 2013

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?

The proposed single-storey rear extension is development permitted by Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 as an enlargement, improvement, or other alteration of a dwellinghouse. The proposal complies with the relevant requirements, as follows:

- as a result of the proposed works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would be less than 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- the height of the proposed extension would be lower than the height of the highest part of the roof of the existing dwellinghouse
- the eaves height of the proposed extension would be lower than the eaves height of the existing dwellinghouse
- the proposed extension would not extend beyond a wall which forms the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse
- the enlarged part of the detached dwellinghouse would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres
- the enlarged part of the dwellinghouse would not exceed 4 metres in height and would not be within 2 metres of the boundary of the curtilage of the dwellinghouse
- the materials used in any exterior work are to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

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

Chris Jones

Date

13/12/2024