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: 47

Suffix:

Property Name:

Address Line 1: Victoria Street

Address Line 2: Clayton West

Address Line 3: Kirklees

Town/city: Huddersfield

Postcode: HD8 9NW

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

Easting (x): 425496

Northing (y): 410888

Description:

Applicant Details

Name/Company

Title

Mr

First name

Jacob

Surname

Hawke

Company Name

Address

Address line 1

47 Victoria Street

Address line 2

Clayton West

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

United Kingdom

Postcode

HD8 9NW

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

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)

Remove existing garage building which is there now which is 7.84m long, 4.81m wide, 2.4m high to eaves and 3.66m high to the point of the pitch. Reconstruct a garage building with a steel framed, PVC cladded building and new concrete base reinforced with steel mesh and a damp proof membrane. Base size will be 8115mm long by 4890mm in width. New garage outside measurements are 8.225m long x 5m wide, 2.4m eaves and a 3.26m ridge height. pitched roof height will be 3.26m with an apex of 19 degrees. No changes to access

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?

- [x] 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 current building has existed for more than four years without enforcement action, which under planning law renders them immune from enforcement and therefore lawful.

If the buildings were constructed without planning permission but have been in place and used continuously for over four years (for operational development) or ten years (for change of use), they are deemed lawful under the same section of the Act.

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

Previous owners of 47 Victoria Street did not seek planning permission when building the current garage.

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

B8 - Storage or distribution

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B8 - Storage or distribution

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

As per the street layout the land is used for garages and off road parking, the current garage is no longer fit for purpose and has no planning permission. We would like to construct the steel frame garage there in place of the current building so that we can keep secure storage and parking for our home. We also think it would contribute to the aesthetic of the street and increase property value.

Site Visit

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

- [x] Yes
- [ ] 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?

- [ ] Yes
- [x] 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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

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

Interest in the Land

Please state the applicant's interest in the land

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

jacob hawke

Date

21/05/2025