



Application Number	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL  
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## 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

Yasin

Surname

Mohammed Din

Company Name

### Address

Address line 1

152 Woodside Road

Address line 2

Beaumont Park

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

Postcode

HD4 5JF

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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)

The proposal is for the internal conversion of the existing garage into a home office for private, incidental use by the homeowner, who is a self-employed Barrister. The office will be used solely for quiet desk-based work, with no client visits and no regular staff presence. It replaces a study currently used within the main house.

Minor external alterations include the installation of a 4m Slide & Stack Door to the rear, a lightweight rear canopy for weather protection, and a small, unobtrusive spiral staircase for occasional maintenance access to the existing flat roof.

There is no increase in footprint, and the works will not impact neighbouring properties or the character of the area.a.

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 existing use of the land is residential (Use Class C3), and the garage forms part of the original dwelling and has been used in connection with the residential property since its construction. The garage has not been used for any separate commercial or non-residential purposes.

The proposed works involve the internal conversion of the garage into a home office for use incidental to the main dwelling. There is no material change of use, and no part of the building will be used independently or commercially. The building is part of the lawful residential planning unit, and the proposed alterations do not affect its lawful status.

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

COUNCIL TAX BILL

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.

E(g)(i) - Offices - Except where not suitable in a residential area

Is the proposed operation or use

- Permanent  
 Temporary

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

The proposal involves the internal conversion of an existing garage into a home office for use incidental to the main residential dwelling. The office will be used solely by the homeowner for quiet, desk-based work, with no visiting clients, no external signage, and no regular staff presence.

There is no material change of use, and the proposed external alterations—such as the installation of a 4m Slide & Stack Door, a lightweight 1.8m rear canopy, and a spiral staircase for maintenance access—do not increase the footprint and are minor in nature.

The works fall within the scope of permitted development rights under Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal complies with all relevant criteria and does not require full planning permission.

## 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

Muhammad Riaz

Date

29/07/2025