



**KIRKLEES COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 192  
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39**

**REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

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**Application Number: 2025/CL/92134/W**

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**To:** Muhammad Riaz  
Faisal Building Solution  
Units 11 And 12, County Workshops  
Wood Street  
Dewsbury  
WF13 1QU

**For:** YASIN MOHAMMED DIN

**FIRST SCHEDULE** CERTIFICATE OF LAWFULNESS FOR PROPOSED GARAGE  
CONVERSION AND ERECTION OF REAR CANOPY WITH  
ASSOCIATED EXTERNAL ALTERATIONS

**SECOND SCHEDULE** 152, Woodside Road, Beaumont Park, Huddersfield, HD4 5JF

**KIRKLEES COUNCIL HEREBY REFUSES TO CERTIFY THAT ON 29-JUL-2025 THE  
OPERATIONS DESCRIBED IN THE FIRST SCHEDULE THERETO IN RESPECT OF  
THE LAND SPECIFIED IN THE SECOND SCHEDULE HERETO AND EDGED RED ON  
THE SUBMITTED PLANS WOULD BE LAWFUL WITHIN THE MEANING OF SECTION  
192 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), FOR THE  
FOLLOWING REASONS:**

The proposed garage conversion, erection of canopy with associated external alterations would **not** benefit from a general planning permission granted by virtue of Article 3(1) and Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as it consists of a proposed staircase and canopy which would result in a building within 2 metres of the boundary with a total height and eaves height in excess of 2.5 metres contrary to sub-paragraph E.1(e) and E.1(f) of Class E.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan	PP-14210692v1		30th July 2025
Location plan			30th July 2025
Existing elevations and floor plan	C25032 – AR-02		30th July 2025
Proposed elevations and floor plan	C25032 – AR-03		30th July 2025

**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](https://www.mra.gov.uk)

If the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

**NOTES:**

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate of lawfulness of development, in whole or part (including any modification or substitution of the description of the use, operations or any other matter), s/he may appeal to the Secretary of State in accordance with Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended).  
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 [the Planning Inspectorate website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#).
- (2) This decision is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended)

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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

**Dated:** 08-Oct-2025

**Signed:**



David Shepherd  
Executive Director for Place

**Address to which all communications should be sent:-**

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