



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

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

Andrew

Surname

Cooper

Company Name

Address

Address line 1

96

Address line 2

Calder Road

Address line 3

Town/City

Mirfield

County

West Yorkshire

Country

United Kingdom

Postcode

WF14 8NP

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)

The proposal involves the construction of a proposed single-storey rear extension, which aims to create a more spacious and functional area. The primary purpose of this extension is to form a open plan kitchen and dining area, providing additional space for the usability of the property.

The development will also involve the removal of the existing external doors at the rear of the property, which will be replaced with an extended open kitchen and dining area. This extension will be constructed within the permissible limits, with a maximum height of 4 metres, consistent with a single-storey rear extension. furthermore, the overall height of the extension, including the ridge and eaves, will not exceed the existing height of the house, in accordance with permitted development requirements.

The new extension will feature external bi-fold doors and steps to provide access to the open plan kitchen and dining area. It will also include proposed new windows, internal doors and velux roof windows throughout the property to enhance natural light and ventilation. The extension will be constructed using materials that match the existing external finishes of the rear of the property, ensuring a consistent and cohesive appearance

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 building is a lawful dwelling (Use Class C3a), situated within a well established residential area in Mirfield.
There is no record of enforcement action or unlawful development on the site. The proposed development relates solely to this lawful dwelling.

Extension proposed is within P.D. Guidelines <4m projection to rear, under 3m eaves and <4m to the top of roof.

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

4549.01.000 (LOCATION PLAN) A3
4549.01.001 (EXISTING SITE PLAN) A3
4549.01.100 (EXISTING PLANS) A1
4549.01.200 (EXISTING ELEVATIONS) A1
4549.01.101 (DEMOLITION PLANS) A1
4549.01.201 (DEMO ELEVATIONS) A1
4549.02.100 (PROPOSED PLANS) A1
4549.02.200 (PROPOSED ELEVATIONS) A1

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 proposal complies with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. The single-storey rear extension satisfies the criteria set out in Class A, as it does not exceed the maximum depth or height limitations for a detached property. Additionally, the extension is constructed using materials that match the existing house and does not occupy more than 50% of the original garden area, ensuring adherence to permitted development guidelines.

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

Mark Scatchard

Date

29/07/2025