



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

M

Surname

Ishaq

Company Name

### Address

Address line 1

20 A Thornhill Road

Address line 2

Edgerton

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

United Kingdom

Postcode

HD3 3DD

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## 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 erection of a single-storey detached outbuilding located in the rear garden of the dwellinghouse at 20a Thornhill road, Edgerton, HD3 3DD.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes  
 No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The outbuilding will be used solely for purposes incidental to the enjoyment of the dwellinghouse, including a games room, small gym, w/c and garden storage.  
Use will be by the occupants on an occasional basis between approximately daily & evening hours.  
No industrial processes, noise, or emissions beyond normal domestic levels will occur.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The rear garden area is currently in continuous use as domestic residential garden land in association with the dwellinghouse at 20a Thornhill Road, Edgerton, HD3 3DD.

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 land forms part of the original rear garden of the dwellinghouse and has been in continuous domestic use

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

Site location plan clearly marking the red-line boundary.

Block plan showing the proposed outhouse's precise position relative to the dwelling and site boundaries.

Proposed floor plans and elevations

To include dimensions- Not to Scale

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 is for a single-storey detached outbuilding within the rear garden, to be used for incidental domestic purposes (Games room, small gym, garden storage) and to include a W/C for convenience. The structure will measure approximately [13.8m × 4.88m], with a flat roof and an overall height not exceeding 2.5 m to comply with GPDO limits for buildings within 2 m of a boundary. Located wholly to the rear in a conservation area, it will not exceed 50 % of the curtilage, will not alter access or boundaries, and will remain ancillary to the dwellinghouse. Surface water will drain to a water butt with overflow to a soakaway, and foul drainage from the W/C will connect to the existing foul drainage system in accordance with Building Regulations. The land is in continuous Class C3 use as garden, and the proposal meets all permitted development criteria under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1, Class E; it is therefore lawful and eligible for a Certificate of Lawfulness.

## 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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

\*\*\*\*\* REDACTED \*\*\*\*\*

## 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 Ishaq

Date

12/08/2025