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|------------------------------------------|--------------------|
| Application Number                       |                    |
| Date Logged                              |                    |
| Receipt No                               | Fee Received       |
| Card                                     | Other              |
| KIRKLEES COUNCIL<br>VALIDATION CHECKLIST | SUPPLY 1 COPY ONLY |

Planning - PO Box 1720, Huddersfield, HD1 9EL  
 E-mail: [planning.portal@kirklees.gov.uk](mailto: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

saqib

Surname

Akram

Company Name

### Address

Address line 1

27 Cecil Avenue

Address line 2

Address line 3

Town/City

Bradford

County

Country

United Kingdom

Postcode

BD73BW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

### Applicant 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 comprises the construction of a two-storey rear extension to the existing detached dwellinghouse.

The extension will project approximately 3.0 metres from the rear wall of the original dwellinghouse. The proposed extension will remain no less than 7.0 metres from the rear boundary at its closest point and approximately 7.19 metres at its furthest point, as shown on the submitted block plan.

The development will provide additional internal accommodation including a ground floor bedroom and bathroom and additional accommodation at first floor level. External materials will be similar in appearance to the existing dwellinghouse. The siting, layout, dimensions and elevations of the proposed development are shown on the submitted plans.

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 property at 85 Combs Road, Dewsbury is a single residential dwellinghouse (Use Class C3). The dwellinghouse has been lawfully constructed and used as a residential dwelling for many years and there are no known planning enforcement notices affecting the property. The application relates to an extension to the existing lawful dwellinghouse.

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

107 – Location Plan  
105 – Existing Block Plan  
106 – Proposed Block Plan  
101 – Existing Plans  
102 – Existing Elevations  
103 – Proposed Plans  
104 – Proposed Elevations  
Permitted Development Supporting Statement

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?

This application is made under Section 192 of the Town and Country Planning Act 1990 for a Lawful Development Certificate (Proposed).

The proposal relates to the construction of a two-storey rear extension to the existing detached dwellinghouse at 85 Combs Road, Dewsbury. The proposed development has been assessed against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The extension will project approximately 3.0 metres from the rear wall of the original dwellinghouse and will remain no less than 7.0 metres from the rear boundary at its closest point. The eaves height will remain below 3 metres and the overall height will not exceed the height of the existing dwellinghouse. The proposed development will not exceed 50% of the original curtilage of the dwellinghouse and materials will be similar in appearance to the existing property.

The dwellinghouse is not located within a conservation area, is not subject to an Article 4 Direction and no previous extensions have been carried out that would restrict permitted development rights.

The proposed development therefore constitutes permitted development under Schedule 2, Part 1, Class A of the GPDO 2015 (as amended) and a Lawful Development Certificate is sought to confirm this.

## 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

saqib Akram

Date

14/03/2026

