Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2010/62/90525/E2

To: MR K J LEE
42, COCKLEY HILL LANE
KIRKHEATON
HUDDERSFIELD
HD5 0HH

For: MR & MRS B H BLACKBURN

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ERECTION OF SINGLE STOREY EXTENSION

At: 1A, SPRINGFIELD TERRACE, EMLEY MOOR, HUDDERSFIELD, HD8 9SX

In accordance with the plan(s), documents and application submitted to the Council on 22-Feb-2010, except as amended or specified, details of which can be found in the table below and subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies BE13 and BE14 of the Unitary Development Plan.

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.
Reason: In the interests of visual amenity and to accord with Policy BE13 of the Unitary Development Plan.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Development Plan set out below:

D11 - Extensions in the Green Belt
BE13 - Extensions to dwellings (design principles)
BE14 - Extensions to dwellings (scale)
and with advice from

PPG2 - Green Belts (1995)

The reasons for granting planning permission can be summarised as follows:

The development is appropriate for the Green Belt and will not adversely affect the openness of the Green Belt and the character of the area.

There are no other material considerations which outweigh these findings.

Decision Documents

Plan Type	Reference	Version	Date Received
Existing plans (on one sheet)			22/02/2010
existing block plan			22/02/2010
proposed block plan			22/02/2010
Proposed elevations			22/02/2010

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No: (01484) 225609 who can advise further on this matter.

Appeals to the Secretary of State

- **If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.**
- **As this is a decision for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.**
- **Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.**
- **You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.**
- **The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.**
- **The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.**
- **In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.**

Please note, only the applicant possesses the right of appeal.

Dated: 19-Apr-2010

Signed: A Rushby

Andy Rushby
Head of Service

Decision Documents

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

http://www.kirklees.gov.uk/business/planning/planning.asp

If a paper copy of the decided plan is required please email:

planning.contactcentre@kirklees.gov.uk

or telephone (01484) 221631 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Planning Service, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR
