

Date of Application: 29 February 2016
Date Decision Issued: 23 May 2016
Application Number: 16/00508/FUL

Mr Gareth Hart
c/o Mr Matthew Ward
94 Ferrybridge Road
Castleford
WF10 4JR

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**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015**

Grant of Planning Permission

Description and Location of Application

Two storey extension to side, first floor extension to entire dwelling and detached garage to front

at: Broom Cottage 61A Pontefract Road Ackworth Pontefract WF7 7LN

Particulars of Decision

Planning permission granted. Permission is granted for the development in accordance with the plans and specifications hereby approved subject to the following condition(s) and reason(s) if any:-

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason : Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Development shall not commence until details of all external materials and colour finishes including wall, roofing, window and rainwater goods materials, to be used for the two storey extension to side, first floor extension to dwelling and the detached garage, have been submitted to and approved in writing by the Local Planning Authority. No materials or colour finishes other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Reason: This is required as a pre commencement condition to ensure that the materials used respect the appearance and character of the host dwelling and the appearance and character of the conservation area, and to accord with policies D9, D10 and D18 of the Local Development Framework Development Policies Document, the National Planning Policy Framework and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

3. Development shall not commence until a site specific construction methodology detailing the number of and location of the pile foundations and drainage system, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented, retained and maintained for the lifetime of the development.

Reason: To safeguard the long term retention of the trees in the interests of visual amenity and in accordance with policy D7 of the Council's Local Development Framework Development Policies Document

4. The use of the garage hereby permitted shall be restricted to purposes which are ancillary to the enjoyment of the dwelling and shall not be used for any business or commercial purpose.

Reason: In the interests of the amenity of the occupiers of neighbouring properties, in accordance with Policies D9 and D10 of the Council's Local Development Framework Development Policies Document.

This decision is based on the following plans(s):-

Plan Type	Reference	Version	Date Received
Application Form			29.02.2016
Existing Plans		2184.01	29.02.2016
Proposed Plans		2184.02	29.02.2016
Arboricultural Report			03.05.2016
Applicant/Agent Letter			29.02.2016

Notes

Bats may sometimes be encountered in roofs. All species of bats and their habitat are fully protected under Section 9 of the 1981 Wildlife and Countryside Act and Habitats Directive. Under Section 9 of the Act it is an offence to A) Kill, injure or take a bat. B) Destroy a place where they live or breed. C) Damage one of the above places. D) Disturb a bat. Whilst no evidence of bats were found in the applicants bat survey, it is recommended that works proceed with caution and that works be stopped and English Nature contacted immediately should any bats or evidence of bats be found.

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

The applicant is advised that this permission does not authorise excavations within or abutting the public highway. If any such works are required in connection with this permission, the PRIOR APPROVAL of the Council is required as Highway Authority. Works to the public highway undertaken without the necessary approval would be an unlawful

interference with the public highway in respect of which, legal action may be taken under the Highway Act 1980 and related statutes.

The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be sought before the use commences. If any amendments are proposed to the drawings approved herewith when making application under the Building Regulations, a note to that effect should be made on the revised drawings.

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

Service Director for Planning

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The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison:

Direct Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.coal.decc.gov.uk/services/planning

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

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 Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from:

www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016

FURTHER INFORMATION

Now that your application has been determined, this information sheet is intended to inform you of your options.

If you wish to talk to someone about your application, please contact Development Control and quote your Application Number: 0845 8 506 506 or devcontrol@wakefield.gov.uk

GRANTED

If your application has been granted, please be aware that the following may apply to you.

TIMESCALES

- If you do not begin the development within the period specified on your decision notice, the permission will lapse.
- Extension of Planning Permission – in order to keep consent extant, you are required to submit a new application, including the full plans and information, and the full current fee.
- If the development is begun but not completed we can, in certain circumstances, require that it is completed within a specified period.

CONDITIONS

If your application has been granted subject to conditions you may be required to submit information to allow the discharge of conditions, after which development may commence.

The form for discharge of condition applications can be found using the following link www.planningportal.gov.uk/uploads/appPDF/X4725Form027_england_en.pdf a fee will also be payable.

OTHER CONSENTS

This is only a Planning Permission; it does not necessarily mean you can start your development. You must also assess the impact of the following on your development:

- It may be necessary to obtain approval under the Building Regulations. This is handled by our Building Control Department.
- This permission does not entitle you to obstruct a Right of Way. If you need to stop up or divert a footpath or bridleway to enable you to carry out the development you should contact our Public Rights of Way office.
- Any applications for Council grants towards the costs of the development will need to be approved before work starts.
- Your development may come under the jurisdiction of two different pieces of Civil Legislation: the Party Wall Act and Right to Light: see the DCLG website for more information
- If your development requires you to alter any existing utilities (Drainage, Water, Electricity, Gas, Phone, Cable, etc.) then you will need to liaise with the appropriate organisation.

Do not start your development until you have all the applicable consents

GROUND STABILITY

- This Planning Permission does not constitute any guarantee as to the stability of the site.

GRANTED WITH CONDITIONS, SPLIT DECISION OR REFUSAL

If your application has been refused, in part or in full, or if there are conditions attached to the grant, then you may wish to consider making a resubmission or an appeal.

APPEALS

If you are aggrieved by this decision, then you may be able to make an appeal. Appeals in England and Wales are handled (on behalf of the Secretary of State for the Department of Communities and Local Government) by the Planning Inspectorate in Bristol. There are strict time limits on when Appeals can be made and you are urged to visit www.planninginspectorate.gov.uk. Alternatively information about all aspects of the Appeal Process are available from the Planning Inspectorate, and the Planning Portal.

INFORMATION

BUILDING CONTROL

01924 306580

buildingcontrol@wakefield.gov.uk

www.wakefield.gov.uk/Planning/BuildingControl

PUBLIC RIGHTS OF WAY

0845 8 506 506

prowteam@wakefield.gov.uk

www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm

PLANNING INSPECTORATE

www.planninginspectorate.gov.uk

The Planning Inspectorate,
Temple Quay House,
2 The Square, Temple Quay,
Bristol BS1 6PN

PLANNING PORTAL

The Planning Portal is the UK Government's online planning and building regulations resource. Use this site to learn about planning and building regulations, and appeal against a decision and research government policy.

www.planningportal.gov.uk

DCLG (DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT)

The DCLG are the central Government Department responsible for planning policy and building regulations.

www.communities.gov.uk