

Town and Country Planning Act 1990

Grant of Full Planning Permission

Applicant:	Mr David Hunter	Application Number:	16/04474/FU
Agent:	David R Allman 2 Riverside Gardens Nether Poppleton York YO26 0SZ	Date Accepted:	4 August 2016
		Date of Decision:	28 October 2016

Proposed Development At: 9 Hollybush Green Collingham Wetherby LS22 5BE

Proposal: Alterations including two storey and first floor extension to both sides and rear incorporating two rear balconies; new dormer window and porch to front

Full planning permission granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions 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) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) The external walling and roofing materials shall match those existing, in terms of stone type, coursing and pointing, and roofing tile style and colour.

In the interests of visual amenity, in accordance with saved Leeds UDP Review (2006) policy GP5 and BD6, Core Strategy policy P10, and the National Planning Policy Framework.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking or re-enacting that order with or without modification) planning permission shall be obtained before any development contained in Classes A, B, C, D, E or F of Part 1 of schedule 2 of that order.

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In the interests of protecting neighbouring residential amenity in accordance with saved policy GP5 Leeds unitary Development Plan (2006), Core Strategy policy P10 and policy HDG2 Householder Design Guide 2012.

- 5) If, prior to the start of the development hereby approved or during the works to build the development hereby approved, any evidence of bat activity in the building is found, works are to cease and not recommence until a bat protection and mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of measures to ensure that there is no adverse impact on bats, proposals for the provision of additional roost opportunities within the site, measures to monitor and assess the effectiveness of these measures and a timetable for their implementation. The measures as may be approved shall be implemented in accordance with the approved details and timetable.

To ensure adequate protection and enhancement measures for bats, in accordance with adopted Leeds UDP Review (2006) policies GP5, Core Strategy 2014 policy G8 and the National Planning Policy Framework.

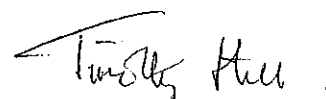
- 6) Prior to first occupation of the extensions hereby approved, details of a screen (not less than 1.5m in height) to be erected on the balcony to the side (south) elevation of the rear extension hereby approved, shall have first been submitted to and approved in writing by the Local Planning Authority. The balcony shall not be used until the screen has been erected in accordance with the details as may be approved, and shall thereafter be so retained.

In the interests of protecting neighbouring residential amenity and privacy in accordance with saved Leeds UDP Review (2006) Policy GP5 and Core Strategy policy P10.

Plans Schedule - as referred to in Condition No. 2 above:-

Plan Type	Plan Reference	Received
Proposed elevation(s)	B	04.08.2016
Proposed floor plan(s)	B	04.08.2016
Site Location Plan/Red Line/OS Plan		15.07.2016
Block Plan/Layout Plan		04.08.2016

For information:-



Tim Hill
Chief Planning Officer

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- 1) In reaching a decision the case officer dealing with the application has worked with the applicant/agent in a positive way to produce an acceptable scheme in accordance with paragraphs 186 and 187 of the National Planning Policy framework.
- 2) This notice of decision does not grant consent or imply any grant of consent for the applicant to enter onto any adjoining land, to either construct or subsequently to maintain the proposed development.
- 3) This permission does not absolve the applicant(s) from the requirements for compliance with a Building Regulation approval, or the duty of compliance with any requirements of any Statutory Body, Public Utility or Authority.

The applicant is advised that where any of the following apply, The Party Wall Act 1996 provisions are relevant, and you may well need to serve notice and get agreement from adjoining owners/neighbour(s) to carry out the work;

- work carried out directly to an existing party wall or structure
- new building at or astride the boundary line between properties
- excavation within 3 or 6 metres of a neighbouring building or structure depending on the depth of the hole or proposed foundations.

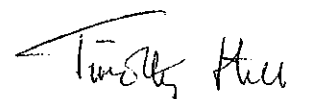
Important Information about Your Planning Permission

Town and Country Planning (Development Management Procedure) (England) Order 2010

This decision notice only relates to the grant of planning permission. It does not give any approval or consent which may be needed under any legislation, enactment, bye-laws, order or regulation other than the Town and Country Planning Act 1990 as amended. You may need other approvals, consents or licenses for the development eg building regulations approval.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning application.



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This planning permission is granted subject to conditions. Please read the conditions carefully and make sure that you understand what is required to comply with them. It is the responsibility of the owner(s) and the person(s) implementing the development to ensure that the approved plans and these conditions are complied with throughout the development and beyond. Failure to comply with any of the conditions may result in enforcement action.

Conditions which require work to be carried out or details to be approved prior to commencement are very important and are called '**conditions precedent**'.

This means:

- (a) If a condition precedent is not complied with, the whole of the development might be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify this is by the submission of a new application to obtain a fresh planning permission.

A fee of £97 per request or £28 if the request relates to a householder application is payable to discharge condition(s). The request needs to identify the planning application number and the condition(s) concerned; a form is available from our website www.leeds.gov.uk/planningforms titled Approval of Details application form.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **six months** of the date of this notice, unless a valid Enforcement Notice exists for the same or substantially the same development. In this case the period for appeal is **28 days** from the date of this notice. You should use a form which you can obtain from www.gov.uk/government/organisations/planning-inspectorate or by email from enquiries@pins.gsi.gov.uk or by phoning 0303 444 5000.

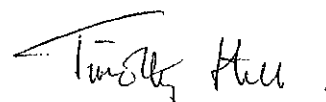
The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.

You must send one copy of the completed form to planning.appeals@leeds.gov.uk or Appeals Administration, Planning Services, Leeds City Council, The Leonardo Building, 2

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Rossington Street, Leeds, LS2 8HD as well as to the Planning Inspectorate at the address on the form.



Tim Hill
Chief Planning Officer