

APPROVAL OF MATTERS RESERVED BY OUTLINE PLANNING PERMISSION

Town and Country Planning England
Town and Country Planning (Development Management Procedure) (England) Order 2015

THIS PERMISSION DOES **NOT** CONSTITUTE APPROVAL UNDER THE BUILDING REGULATIONS

(Please see notes at end of this letter)

To
Mr D Wood
c/o Andrew C Jones
G1 Keep Safe Ltd
Bailey Hall Road
HALIFAX
HX3 9XJ

This Council hereby grants approval for

Dwelling (Reserved Matters Pursuant to application 22/00450/OUT)

on land at

**34 Pye Nest Road
Halifax
Calderdale
HX2 7HF**

in accordance with the plans approved by the Council on 16.01.2025

Plan Type	Reference	Version	Date Received
Proposed Plans and Elevations	466/05	rev E	10.12.2024
Location Plan			07.11.2024

subject to the following conditions under Section 92 of the Act

The development to which this permission relates must be begun not later than the expiration of TWO years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved

and subject to the additional conditions specified below:

1. The development shall be carried out in accordance with the schedule of approved plans listed above in this decision notice, unless variation of the plans is required by any other condition of this permission.

2. The development shall not be occupied until the off street parking and turning facilities shown on the permitted plans for that dwelling have been constructed and surfaced using permeable paved surfacing materials where any surface water shall be directed to sustainable drainage outlets or porous surfaces within the curtilage of the development. These facilities shall thereafter be retained for this purpose for the occupiers of and visitors to the development.
3. No Gate shall be put in place unless set back at least 5m from the highway.
4. The development shall not be occupied until details of a secure internal cycle store have been submitted to and approved in writing by the Local Planning Authority. The store shall then be provided in accordance with the details so approved prior to the first occupation of the development and retained thereafter. Ideally this should be internally within the property. If external it needs to be in accordance with the Secured By Design Homes 2019 document, paragraphs 56 and 57. In terms of dimensions at least 2m x 1.4m with an opening of at least 1m is required as this would accommodate two cycles. Note that vertical storage is not accepted.
5. The development shall not be occupied until details of the treatment of all boundaries of the site including heights and materials existing boundaries and proposed boundaries have been submitted to and approved in writing by the Local Planning Authority. The treatments so approved shall then be provided in full prior to the first occupation of the dwelling and shall thereafter be retained.
6. The development shall not be occupied until details of all existing and proposed soft and hard landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme so approved shall then be provided in full prior to the first occupation of the dwelling and shall thereafter be retained.
7. The development shall not be occupied until plans of the site showing details of the existing and proposed ground levels, proposed floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the development site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved and shall be so retained thereafter.

The reasons for the Council's decision to grant an approval for the development subject to the above additional conditions are:

1. For the avoidance of doubt as to what benefits from planning permission and to ensure compliance with the Development Plan and National Planning Policy Framework.
2. To avoid the need to park and turn vehicles on the highway in the interests of highway safety and amenity and to ensure compliance with policy BT4 and IM5 of the Calderdale Local Plan.
3. To ensure adequate visibility in the interests of highway safety and to ensure compliance with policy BT4 of the Calderdale Local Plan.
4. In the interests of the sustainability of the development and to ensure compliance with policy IM5 of the Calderdale Local Plan.

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5. In the interests of amenity and privacy and to ensure compliance with policy BT1 and BT2 of the Calderdale Local Plan.
6. In the interests of visual amenity and privacy and to ensure compliance with policy BT1, BT2 and BT3 of the Calderdale Local Plan.
7. To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways in the interests of visual amenity and to ensure compliance with policy BT1, BT2 and BT4 of the Calderdale Local Plan.

Informative(s)

1. The Local Planning Authority has endeavoured to work with the applicant/agent in relation to this application, to secure a development that positively contributes to the economic, social and environmental well being of Calderdale in accordance with the National Planning Policy Framework.
2. The applicant is advised to contact Calderdale Street Works Team via the Contact Centre to discuss arrangements for the works to form the footway/highway crossing/connection. Tel: 01422 288002

Please be aware that you will have to submit an application to have the details required by condition, approved. The fee is £43 for a Householder application and £145 for a Non-householder. There is no charge for discharging conditions on Listed Building Consents, TPO's or Conservation Area Consents

Please note the charges will be applied per application irrespective of how many conditions the application is for. ie If there are 20 conditions and you only apply for 1 -10 then the appropriate fee will apply and when you apply for conditions 11 -20 you will be charged again.

DATED: 16 January 2025

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For and on behalf of
Director of Regeneration and Strategy

TOWN AND COUNTRY PLANNING ACT 1990

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 for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse planning permission 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.

If this is a decision to refuse planning permission for a **minor commercial 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.

If this is **not a refusal of planning permission for a householder or minor commercial application** if you want to appeal then you must do so within six months of the date of this notice.

However, if an Enforcement notice has been served for the same or substantially the same land and development as in your application the time limit is:

28 days from the date of the Local Planning Authority's decision if the Enforcement Notice was served before the decision was made yet not longer than 2 years before the application was made or

28 days from the date the Enforcement Notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks – where this relates to a householder application, or unless this extends the appeal period beyond 6 months, for the other applications).

You should use forms which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4445000) or online at www.planningportal.gov.uk/pcs. A copy of the completed appeal form should be sent to, Calderdale MBC Planning Services, C/O The Town Hall, Crossley Street, Halifax, HX1 1UJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but 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 permission without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

The Planning Inspectorates online appeals service which you can use to make your appeal can be found through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Purchase Notice

If either the Local Planning Authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.