



FORM OF APPLICATION FOR THE ERECTION OF A GARAGE

NAME OF TENANT _____

ADDRESS _____

1 I wish to apply for permission to erect a garage in the garden of _____
Should permission be granted I will be responsible for the payment of any rates, water charges or taxes which may be levied by Leeds City Council

I will check with the Planning Department of Leeds City Council to determine whether permission is required before any work is commenced.

I will keep the garage in good and tenantable repair and condition and not to exhibit in the windows or on the outer wall thereof any sign, advertisement, placard writing or lettering of any description whatsoever.

Should the privet hedges be removed for access I will, immediately after lifting, replant closing gaps in the hedge-line of the premises or, if no gaps exist, in such parts of the hedge line which require thickening. I will remove from site at my own expense any excess hedging.

Any alteration to the existing fencing for the purpose of making access is to be made at my own expense and to the satisfaction of Aire Valley Homes Leeds.

2 The garage should be a single garage and its external measurements should not exceed 18'6" X 8'6". Any plans falling outside these dimensions, separate permission would need to be sought.

3 You should specify the materials used in construction, including external finish.

4 The structure must be used exclusively as a motor garage and not for any other purpose whatsoever. You must not carry on, in or about the garage any trade, profession or calling, nor to assign, under let or part with the possession of the structure without the written consent of Aire Valley Homes Leeds first having been obtained.

5 No heating apparatus whatsoever to be installed.

6 The structure must be erected at a distance of not less than 3 metres from the back of the house.

7 The erection of the structure or alteration of fencing must not be commenced until access crossing has been completed and approved by the Highways Department.

8 You must not do or permit to be done in or about the premises anything which may be a nuisance, annoyance or inconvenience to Aire Valley Homes Leeds, their tenants or occupiers of any of the adjoining or neighbouring premises.

9 Indemnify the Aire Valley Homes Leeds against all claims and demands by any person or persons in respect of damage, injury, loss or accident occasioned by or arising out of the use of the said premises by the tenant.

10 At the termination of the tenancy the tenant to dismantle and remove the garage at his own cost and expense, if requested and to make good to the satisfaction of Aire Valley Homes Leeds any damage to the premises.

I AGREE TO COMPLY WITH THE REQUIREMENTS AS STATED ABOVE

Signed: _____ Date: _____

FOR OFFICE USE ONLY Application examined and approved by _____ Structure inspected and approved by _____

* Please provide a sketch of the proposed building here.

* Fig 1	* Fig 2
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You can contact the Development and Environment Agency in writing at
Development enquiry centre
Leonardo Building,
2 Rossington Street
Leeds
LS2 8HD

If you have access to the internet you can check whether planning permission is required by visiting www.leeds.gov.uk/Environment_and_planning/Building_control or www.planningportal.gov.uk/england/genpub/en

- In the event of the vehicle having to run over the footpath of the dwelling, I will be responsible, at my own expense, to maintain the footpath to the standard required by Aire Valley Homes Leeds and the Highways Department.
- A vehicular crossing (dropped kerb) will be constructed to the satisfaction of the Highways Engineer at my expense. Once you have received permission from Aire Valley Homes Leeds, you should complete the Highways Department Application, available from
Highways
Middleton Ring Road
Leeds
LS10 4AX
Tel: 0845 124 0113

or for further information visit their web site at
www.leeds.gov.uk/Transport_and_streets/Roads_highways_and_pavements/Dropped_kerbs_crossover

- To keep the said Hard Standing in good repair and condition and not to make any alterations or additions without the written consent of the Council.

If you would like this information in any other format including large print, audio CD/tape, Braille or translated into another language please telephone 0113 2141942 and speak to the Equality Officer