



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2004/62/93598/W2

To: ALASDAIR INGRAM

For: J M V MOSLEY

In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby refuses to permit:-

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 6 NO. FLATS IN 2 BLOCKS

At: 107 Highgate Lane Lepton, Huddersfield, Hd8 0hq.

In accordance with the plan(s) and applications submitted to the Council on 19 Aug 2004. The reasons for the Council's decision to refuse permission for the development are:

- (1) The proposal represents a cramped and over intensive form of development that would be out of character with the area and would lead to close over looking of adjacent property. As such the proposed would be contrary to Policy BE2 and D2 of the Unitary Development Plan.
- (2) The proposal results in the intensification of use of an existing substandard access, the creation of a new substandard access and insufficient parking provision. As such the proposal would be detrimental to highway safety and contrary to Policies D2 and T10 of the Unitary Development Plan.
- (3) The proposal would result in the damage to trees covered by a Tree Preservation Order, contrary to policy NE9 of the Unitary Development Plan.

Dated: 8 Oct 2004

Signed:



Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

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