



**Kirklees**  
METROPOLITAN · COUNCIL

**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

**REFUSAL OF PERMISSION FOR DEVELOPMENT**

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**Application Number: 2004/62/95814/E1**

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**To:** KEITH RAYNE  
10 SIXTH AVENUE  
HIGHTOWN  
LIVERSEDGE  
WF15 8LQ

**For:** MOHAMMED BADAT

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

ERECTION OF EXTENSIONS, DETACHED GARAGE AND BOUNDARY WALLING

**At:** 37, JAMES STREET, MOUNT PLEASANT, BATLEY, WF17 7PS.

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**In accordance with the plan(s) and applications submitted to the Council on 23 December 2004. The reasons for the Council's decision to refuse permission for the development are:**

- (1) The proposed rear extension, by reason of its size and projection, would have a detrimental impact on amenities of the occupiers of the adjacent properties, contrary to Policy BE14 of the Unitary Development Plan.
- (2) The proposed garage, by reason of its size and location, would be prejudicial to the visual and residential amenities of the occupiers of adjoining dwellings in that it would result in overlooking at close quarters and an over-dominant feature, contrary to the provision of the Unitary Development Plan Policy BE14.

**NOTE** The proposed access to the garage is substandard when built together with the side extension making it difficult for a car to gain access to and from the garage.

**Dated:** 09 February 2005

**Signed:** 

Head of Planning Services

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Address to which all communications should be sent:

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

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**IMPORTANT – YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED**