



Kirklees
METROPOLITAN COUNCIL

DECISION

20 DEC 2005

ISSUED

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2005/62/94525/W2

To: MRS A M HARPIN
17 NORTHWOOD PARK
KIRKBURTON
HUDDERSFIELD
HD8 0PY

For: MR & MRS A ZBOS

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 KITCHEN/DINING EXTENSION WITH STUDY OVER AND DOUBLE GARAGE WITH BALCONY OVER

At: 20, GANTON WAY, FIXBY, HUDDERSFIELD, HD2 2ND

In accordance with the plan(s) and applications submitted to the Council on 26 October 2005. The reasons for the Council's decision to refuse permission for the development are:

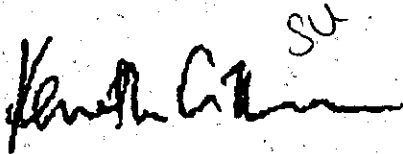
- (1) The proposed flat roofed garage with balcony, by reason of its location to the front of the dwelling would appear incongruous in relation to the host building and street scene and would be prejudicial to the amenities of the occupiers of the adjacent dwelling in that it would result in overlooking at close quarters causing loss of privacy.

Furthermore, the proposed extension would also have a detrimental effect on the occupiers of the adjacent dwelling again by reason of loss of privacy resulting from the windows at first floor level in close proximity to adjacent buildings and gardens.

The proposals are therefore contrary to Policies D2 and BE13 of the Kirklees Unitary Development Plan.

Dated: 16 December 2005

Signed:



Ken Gillespie
Director of Regeneration

Address to which all communications should be sent:

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

~~IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED~~