

## **Planning Application Decision Notice**

**To:** S Holmes  
6, St Marks View  
Longwood  
Huddersfield  
HD3 4TF

**For:** S Holmes

### **Town and Country Planning Act 1990**

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

### **REFUSAL OF PERMISSION FOR DEVELOPMENT**

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**Application Number: 2016/62/92227/W**

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**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:-**

ERECTION OF FIRST FLOOR EXTENSION AND ALTERATIONS TO CONVERT INTEGRAL GARAGE TO LIVING ACCOMMODATION

**At:** 6, ST MARKS VIEW, LONGWOOD, HUDDERSFIELD, HD3 4TF

**In accordance with the plan(s) and applications submitted to the Council on 15-Jul-2016, except as amended or specified, details of which can be found in the table below. The reasons for the Council's decision to refuse permission for the development are:**

1. The proposed development, by reason of its siting and design, would be detrimental to the visual amenity of the host building and would appear as an incongruous feature within the character of the surrounding area. Furthermore it would result in a terracing effect which is out of keeping with the character of St Marks View. To approve the development would be contrary to Policies D2 (vi, vii), BE1 (i and ii), BE2 (i), BE13 (ii and iii) and BE14 (iii) of the Kirklees Unitary Development Plan and Chapter 7 of the National Planning Policy Framework.

2. The proposed development would lead to a demand for additional parking space to serve the dwelling that cannot be provided on site. Given the nature of St Marks View on-street parking is not a viable alternative. As such to approve the development would impact upon the safe and efficient use of the highway network, in breach of Policy T10 of the Kirklees Unitary Development Plan.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan	SMV01		15.07.2016
Existing Floor Plan	SMV02		15.07.2016
Existing Grouped Plans and Elevations	SMV03		15.07.2016
Proposed Grouped Plans and Elevations	SMV04		15.07.2016

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

No discussions were held between the case officer and the applicant. Officers considered that no feasible amendment could be made to overcome the reasons for refusal. As such the application was determined on the plans submitted.

#### **Site Notice**

- The application has been publicised by notice(s) in the vicinity of the site. Please would you now remove the notice(s) and responsibly dispose of to avoid harm to the appearance of the local area.

## 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 under section 78 of the Town and Country Planning Act 1990.
- As this is a decision 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 an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
  - i) 28 days from the date of this notice where the enforcement notice has been served,
  - ii) 28 days of the date of service of the enforcement notice or,
  - iii) 12 weeks of the date of this notice,which ever period expires earliest.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk> . Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

**Dated:** 07-Sep-2016

**Signed:** 

**Jacqui Gedman**  
**Director of Place**

### **Decision Documents**

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at [www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2016/62/92227/W.

If a paper copy of the decision notice or decided plans are required please email [planning.contactcentre@kirklees.gov.uk](mailto:planning.contactcentre@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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All communications should be sent to one of the following address:

**E-mail:** [planning.contactcentre@kirklees.gov.uk](mailto:planning.contactcentre@kirklees.gov.uk)

**Write to:** Planning Services  
Strategic Investment Service  
PO Box B93  
Civic Centre III  
Off Market Street  
Huddersfield  
HD1 2JR

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