

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2018/62/93717/W

Site Address: Eastwood House, 14, Green Cliff, Honley, Holmfirth,
HD9 6JN

Description: Erection of extensions and alterations to dwelling,
erection of detached garage with office/store above
and related landscape works (within a Conservation
Area)

Recommending Officer: Callum Harrison

DECISION - REFUSED

**I hereby authorise the refusal of this application for the reasons set out
in the committee authorisation annexed below in respect of the above
matter.**

Teresa Harlow

AUTHORISED OFFICER

Date: 07-Jun-2019

Decision Authorisation – Committee Decision

Committee: Huddersfield Sub-Committee

Date of Committee: 6th June 2019

Application Number: 2018/93717

Officer Recommendation: Conditional Full Permission

Committee Decision: Refused

Members of the Sub-Committee considered the scale of the garage would cause material harm to the visual amenity of the area.

Reason for Refusal:

1. The detached garage with store above, by reason of its height and scale, would appear as an overly prominent and incongruous feature when considered against the existing spacious and verdant setting of the host dwelling within its curtilage. This would be harmful to the visual amenity of the area and contrary to Policy LP24 (A) and (C) of the Kirklees Local Plan and Policies in Chapter 12 of the National Planning Policy Framework.

Plans and specifications table:-

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	18075D-06-P02	2	26/03/19
Grouped Plans and Elevations	18075D-04-P09	2	26/03/19
Grouped Plans and Elevations	18075D-02-P03	1	06/02/19
Tree / Arboricultural Survey	AWA2641	2	20/05/19
Conservation / Heritage Assessment	18075S	1	30/11/18

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 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. Negotiations were sought to reduce the scheme to and reposition the garage where it was deemed to have the least impact on visually and residential amenity. For the reason set out above, this did not overcome the concerns regarding the visual impact of the garge/store.

Report Dated:

07/06/19