



**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: 2019/62/90375/W**

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**To:** Adam Watson,  
Watson:Stirrup Architects Ltd  
B1 Business Centre  
Davyfield Road  
Blackburn  
BB1 2QY

**For:** C Hinchliffe

**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 ATTACHED DWELLING**

**At:** 73, PROSPECT ROAD, LONGWOOD, HUDDERSFIELD, HD3 4UY

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**In accordance with the plan(s) and applications submitted to the Council on 07-Feb-2019. The reasons for the Council's decision to refuse permission for the development are:**

1. The proposed dwelling by reason of its scale on a limited site area, the limited private amenity space provided for the future occupiers and its relationship with surrounding development, would represent a cramped form of development constituting an overdevelopment of the site. It would fail to add to the overall quality of the area or result in a scheme that is visually attractive as a result of good layout. The proposal would therefore fail to accord with Policy LP24 (a) of the Kirklees Local Plan and Policies in Chapter 12 of the National Planning Policy Framework.

2. The proposed dwelling by reason of its proximity to surrounding dwellings, would have a detrimental impact on the amenities of existing residential occupiers such that they would no longer enjoy a good standard of amenity. The dwelling would result in undue overbearing and overshadowing of the single aspect dwellings at no.s75-77 Prospect Road to the north west of the site. The proposal would therefore cause a harmful impact on residential amenity which would be contrary to Policy LP24 (b) of the Kirklees Local Plan and Policies in Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	PLOC	-	7/2/2019
Existing Site Plan	P100	-	7/2/2019
Existing Topographical Survey	P105	-	7/2/2019
Existing Elevations Sheet 1 of 2	P103	-	7/2/2019
Existing Elevations Sheet 2 of 2	P104	-	7/2/2019
Existing Floor Plans	P102	-	7/2/2019
Existing Site Plan	P101	-	7/2/2019
Proposed Site Plan	P200	-	7/2/2019
Proposed Site Plan	P201 Rev A	-	23/4/2019
Proposed Floor Plans	P202	-	7/2/2019
Proposed Swept Paths			23/4/2019
Proposed Front and Rear Elevations	P300	-	7/2/2019
Proposed Side Elevation and Sectional Elevational	P301	-	7/2/2019
Design and Access Statement	November 2018	-	7/2/2019
Statement RE Highways	-	-	29/3/2019

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. The applicant was approached regarding amendments to the application and revised plans which overcame highway concerns were submitted. These did not overcome other concerns. For the reason set out in the reason for refusal the development would not improve the environmental conditions of the area.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the 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 then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- 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) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- 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://www.gov.uk/planning-inspectorate>  
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.

#### **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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:** 18-Oct-2019

**Signed:**



**Karl Battersby**  
**Strategic Director Economy and Infrastructure**

## 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 2019/62/90375/W.

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@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:** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

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

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