

**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: 2019/62/90734/W

Site Address: 38 , Longden Avenue, Beaumont Park, Huddersfield,
HD4 5JE

Description: Erection of front and rear extensions and alterations

Recommending Officer: Laura Yeadon

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation 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: 2019/90734

Officer Recommendation: Refuse

Committee Decision: Refused

Reason for refusal

1 The proposed first floor rear extension, by reason of its siting, scale and design, would fail to respect the character and appearance of the host building or the surrounding area. This element of the proposal would result in a disproportionate and incongruous addition to the original dwelling. To approve the development would be contrary to Policy LP24 (a,c) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	1849.1		14.3.19
Existing front and rear elevations	1849.3		14.3.19
Existing side elevations	1849.4		14.3.19
Existing floor plans	1849.2		14.3.19
Proposed front and rear elevations	1849.6c		14.3.19
Proposed side elevations	1849.7c		14.3.19
Proposed floor plans	1849.5c		14.3.19

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 negotiations were undertaken as the submitted application reverted back to a previous scheme that was considered unacceptable and for which amendments had been secured (2018/94037). The application was considered by the Planning Sub-Committee who visited the site and resolved to refuse the application for the reason set out in the decision notice.

Report Dated:

7.6.2019