

Planning Application Decision Notice

To: P F Holleworth
Moor Croft
Magbridge
Honley
Holmfirth
HD9 6NA

For: N AKHTAR

Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2020/62/90492/W

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 SINGLE-STOREY AND FIRST-FLOOR EXTENSIONS TO REAR,
FORMATION OF PITCHED ROOF, AND ERECTION OF FRONT PORCH
(MODIFIED PROPOSAL)

At: 27, HILL GROVE, SALENDINE NOOK, HUDDERSFIELD, HD3 3TL

In accordance with the plan(s) and applications submitted to the Council on 14-Feb-2020, 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:

The proposed first-floor extension would appear as a bulky and overly prominent feature in the street scene and would result in the Hill Grove elevation of the dwelling having an unbalanced and incongruous appearance. The proposed development would therefore fail to respect the appearance of its surroundings and would not be in keeping with the existing building, contrary to the aims of Policy LP24(a) and (c) of the Kirklees Local Plan.

1. It is considered that the proposed first-floor extension, owing to its scale and siting in relation to the adjoining dwelling, would result in the extension giving rise to an undue loss of residential amenity arising from overbearing impact, contrary to the aims of Policy LP24(b&c) of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			18-Feb-2020
Location plan	1917.1		18-Feb-2020
Existing ground floor plan	1917.2		18-Feb-2020
Existing first floor plan	1917.3		18-Feb-2020
Proposed ground floor plan	1917.4	B	18-Feb-2020
Proposed first floor plan	1917.5	A	18-Feb-2020
Existing rear elevation	1917.6		18-Feb-2020
Existing side elevations	1917.7		18-Feb-2020
Proposed front and rear elevations	1917.8	B	18-Feb-2020
Proposed side elevations	1917.9	B	18-Feb-2020

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 not approached regarding amendments to the application. Since there was already an extant permission for a very similar development on the same site, it was not considered expedient to seek further modifications. For the reasons set out in the reason for refusal the development would not improve the environmental conditions of the area.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA – STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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,
 - i) 28 days of the date of service of the enforcement notice or,
 - ii) 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://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.

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 so that we can work on continually improving our customer service. Thank you.

Dated: 07-Apr-2020

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, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2020/62/90492/W .

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

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

E-mail: dc.admin@kirklees.gov.uk

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