

**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: 2020/62/91719/E

Site Address: 23, Rock House Drive, Dewsbury, WF13 2BU

Description: Erection of extensions to front, side and rear including front terrace and car port

Recommending Officer: Jennifer Booth

DECISION - WITHDRAWN

I hereby authorise the withdrawal of this application for the reasons set out in the officer's letter to the agent and the agent's letter of withdrawal annexed below in respect of the above matter.

Paul Dowd

AUTHORISED OFFICER

Date: 04-Sep-2020

Decision Authorisation - Delegated Powers
Application Number: 2020/91719
Officer Recommendation

Withdrawn – email in Anite

From: Shoyeb Nana <shoyeb@faumarchitecture.co.uk>
Sent: 04 September 2020 08:50
To: Jennifer Booth <Jennifer.Booth@kirklees.gov.uk>
Subject: RE: 2020/91719 - 23 Rock House Drive

Good Morning Jennie,

Sorry for the delay in responding, could you please withdraw this application so that we can address the concerns raised and re submit another application.

Kind regards

Shoyeb Nana
Architectural Technologist
BSc (Hons)



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From: Jennifer Booth [<mailto:Jennifer.Booth@kirklees.gov.uk>]

Sent: 27 August 2020 16:40

To: Shoyeb Nana

Subject: RE: 2020/91719 - 23 Rock House Drive

OFFICIAL - SENSITIVE

Good Afternoon Shoyeb,

Further to our conversation earlier, I have discussed this with the new team leader and the proposal requires too much to be changed to work within the current application. Although we do try to work with agents to make small modifications as appropriate to enable applications to be supported, when the issues are significant as with this application, we are unable to negotiate.

For clarification, the issues relate to the following: -

- The materials would be inappropriate. The property is part of a row of red brick dwellings and as such utilising render and stone would be out of character and fail to comply with LP24.
- The design of the side extension does not form an appropriate relationship with the main house or the street scene. There are no road facing gables or two storey elements to the front of the properties on the street and as such this would result in the formation of an incongruous feature out of character with the wider area and fails to comply with LP24.
- The design of the side extension has led to the majority of the rear extension, at first floor level, having a stepped flat roof form. This would not represent good design and therefore fails to comply with LP24.

Given the scope of the issues there is no room to negotiate on this application. The applicant has the following options moving forward: -

- 1) Continue with the submitted plans and appeal the subsequent refusal through the Planning Inspectorate,
- 1) Withdraw the current scheme and start again with a new design (comments on what may be acceptable below).

I think we could support a reduced proposal along the following lines. The front extension might be ok, single storey with a lean to roof form with a projection no greater than the existing partial construction on site. We may be able to support a side extension; it would need to lie flush with the front of the original house and have a pitched roof to match the main roof. This would likely allow for the rear extension to have a perpendicular pitched roof form across the full width. I think we could argue for a flat roof over the single storey element as a potential contemporary addition with limited views. The materials need to be constructed brick to match the host property. This advice is informal, and the new application would need to be fully publicised and assessed. If you could let me know how your client wishes to proceed within the next 10 days, that would be appreciated.

Regards & Stay Safe

Jennie Booth
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Economy & Infrastructure – Planning & Development
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Report Dated

04/09/2020
