

**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: 2020/62/92626/E
Site Address: 235, Leeds Old Road, White Lee, Batley, WF17 9AQ
Description: Erection of single storey rear extension
Recommending Officer: Jennifer Booth

DECISION - WITHDRAWN

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

Paul Dowd

AUTHORISED OFFICER

Date: 15-Sep-2020

Decision Authorisation - Delegated Powers
Application Number: 2020/92626
Officer Recommendation

Withdrawn – email in Anite

From: planning@ckarchitectural.co.uk <planning@ckarchitectural.co.uk>
Sent: 14 September 2020 16:36
To: Jennifer Booth <Jennifer.Booth@kirklees.gov.uk>
Cc: Liam O'Brien <lobrien@cka.design>
Subject: RE: 2020/92626 - 235 Leeds Old Road

Hi Jennifer

This application was supposed to have been withdrawn at our applicants request on 25.08.2020. Therefore could you please withdraw as we are no longer dealing with this on behalf of the client.

Many Thanks
Donna

From: Jennifer Booth <Jennifer.Booth@kirklees.gov.uk>
Sent: 14 September 2020 16:20
To: planning@ckarchitectural.co.uk
Subject: 2020/92626 - 235 Leeds Old Road

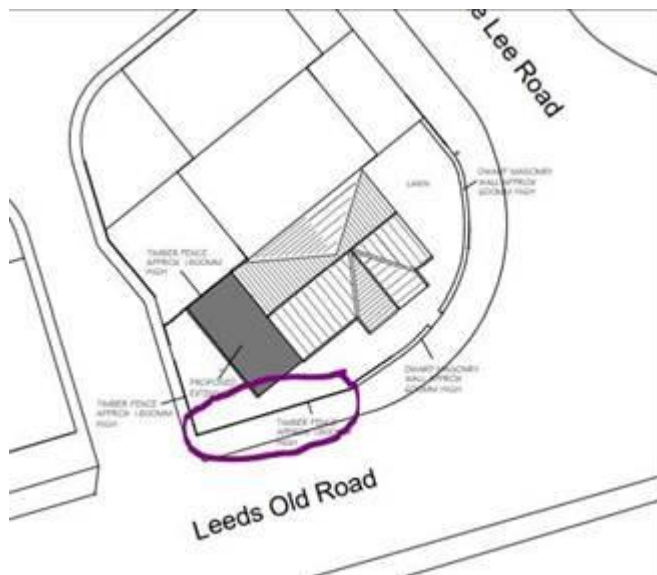
OFFICIAL - SENSITIVE

Good Afternoon,

Your applicant has left me a voicemail asking for an update. This application is still in its consultation period which will not expire till 01/10/2020. However, I have discussed the current application with the team leader and we would not be inclined to support any further extension to the property. The property has a very limited amenity space and is in a prominent position within the new development. Allowing any further extension would result in the formation of an incongruous feature out of

character with the modest development and failing to comply with LP24 in terms of visual amenity. Furthermore, the position of the dwelling further back than the adjoining property is such that enlarging the extension would have a harmful effect on the amenities of the occupiers of the adjoining property in terms of overshadowing in the middle of the day and the formation of an overbearing and oppressive impact which would fail to comply with LP24 in terms of residential amenity.

It has also been noted that both the current application and the previously approved scheme appear to include a change to the fencing. The approved scheme allowed a single storey rear extension only.



I would draw your clients attention to a condition of the original planning permission for the development as a whole under 2016/91977, specifically condition 4, which prevents any kind of development which would restrict visibility. If the fencing were to be moved as indicated on the proposed plans, this would restrict visibility and would be in breach of the condition.

4. Sightlines of 2.4m x 43 metres shall be cleared of all obstructions to visibility exceeding 1 m in height before the superstructure of any dwelling is commenced and these shall thereafter be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety in accordance with Policy T10 of the Kirklees Unitary Development Plan.

Regards & Stay Safe

Jennie Booth
Planner – Development Management
Economy & Infrastructure – Planning & Development
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Report Dated

14/09/2020
