Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2020/62/94292/W

To: John Robinson,
Farrar Bamforth Associates
51, Trinity Street
Huddersfield
HD1 4DN

For: D Brook

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 DETACHED DWELLING

At: LAND AT OCCUPATION ROAD, OFF BIRKBY ROAD, BIRKBY, HUDDERSFIELD, HD2 2ES

In accordance with the plan(s) and applications submitted to the Council on 06-Jan-2021. The reasons for the Council's decision to refuse permission for the development are:

1. The proposed development, by virtue its siting on a constrained site, as well as its contrived and incongruous layout and design, would fail to sympathetically relate to existing development within the locality and would appear as a visual intrusion within this location, detrimental to the visual amenities and overall character of the area. The proposal is therefore contrary to Policy LP24 (a) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

2. The proposed dwelling, by virtue of the close proximity of the proposed first floor window and rooflights to the neighbouring properties of No's. 3 and 5 Birchroyd Close and No's. 2 and 3 Prince's View, would cause detrimental harm to these neighbouring properties in terms of loss of privacy and overlooking. In addition, the close relationship with these properties would result in the proposed dwelling having an unsatisfactory level of privacy, thereby harming the living conditions of the future occupants of the proposed property. Therefore, the proposal would fail to provide a high standard of amenity for occupants of both the existing and proposed dwellings, contrary to Policy LP24 (b) of the Kirklees Local Plan Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	0101	P02	12th February 2021
Topographic Survey	FBA_213_Birkby Road Sheet 1	-	5th January 2021
Proposed Elevations and Floor Plans	0702	P01	5th January 2021
Proposed Site Layout Plan	0701	P01	5th January 2021
Application form	-	-	5th January 2021
E-mail from applicant's agent dated 10th March 2021	-	-	10th March 2021
Letter from Nick Willock dated 10th March 2021	-	-	10th March 2021
Proposed Site Frontage Planting	9601	P01	10th March 2021
Temporary Access and TPO Protection Plan	1001	P01	10th March 2021

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.

An amended site plan was received with a reduced red line area which omitted part of the access track which runs to Wood View Farm.

The applicant's agent was notified that Officers would not be able to support the principle of residential development due to concerns that such development would fail to sympathetically integrate with built development in the locality. For this reason, amended plans were not requested. The applicant's agent was informed that the application would be recommended for refusal if not withdrawn. The applicant's agent did not accept this opportunity to withdraw the application, but provided further information in support of this application. This additional information was considered by Officers, but did not address their concerns therefore the application has been refused.

Development within a Coal Mining Area

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

If this application has been publicised by notice(s) in the vicinity of the site, please would you now remove the notice(s) and dispose of it/them responsibly 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 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 so that we can work on continually improving our customer service. Thank you.

Dated: 12-Mar-2021

Signed:

David Shepherd
Strategic Director Growth and Regeneration

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 2020/62/94292/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
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR
