

**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:	2021/62/93655/W
Site Address:	212, Bradford Road, Fartown, Huddersfield, HD1 6LJ
Description:	Erection of two storey extension
Recommending Officer:	Tom Hunt

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation contained in the Huddersfield Planning Sub-Committee agenda and the Committee Decision Authorisation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 11th February 2022

Decision Authorisation – Committee Decision

Committee: Huddersfield Sub Committee

Date of Committee: 10/02/2022

Application Number: 2021/93655

Officer Recommendation: Refuse

Committee Decision: Refuse as per officer recommendation

Reason for Refusal

1. By virtue of its design and scale the proposed development would result in an incongruous feature being introduced to the street scene which would not be subservient and fail to harmonise with the host property having a detrimental impact on the visual amenity and character of the building and wider street scene contrary to policy LP24 part (a) and part (c) of the Kirklees Local Plan and policies within chapter 12 of the National Planning Policy Framework.

2. The proposed development, by reason of its size and proximity to no.214 Bradford Road and nos. 2 & 4 Back Beech Terrace would lead to an unacceptable level of overshadowing and be unduly overbearing and oppressive, having a detrimental impact on the amenities of the occupiers of these properties contrary to policy LP24 part (b) of the Kirklees Local Plan and policies within chapter 12 of the National Planning Policy Framework.

3. The proposed creation of a raised terrace would lead to an unacceptable level of overlooking of the occupiers of no.214 Bradford Road, nos.2 & 4 Back Beech Terrace and no.2 Olive Street, having a detrimental impact on the amenities of the occupiers of these properties contrary to policy LP24 part (b) of the Kirklees Local Plan and policies within chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
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Plan Type	Reference	Version	Date Received
Plans – Grouped Plans and Elevations	Existing Layout and Elevations. Drawing No. 2117/01. Revision: -.	-	16/09/2021
Plans – Grouped Plans and Elevations	Proposed Layout and Elevations. Drawing No. 2116/02. Revision: B.	B	16/11/2021
Supp Info – General	CMRA	-	16/09/2021

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 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. In this case, the Officer contacted the agent to advise that the proposal did not address concerns raised to the impacts of overbearing, overbearing and overlooking and visual amenity of the site. An amended plan was received and following this, contact was made to notify the agent that this amended scheme still did not address concerns but wished it to be determined on the basis of the submitted amended scheme at Committee. For the reasons set out in the reason for refusal the development would not improve the environmental conditions of the area.

Report Dated:

11/02/2022