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:	**2022/62/91630/W**
Site Address:	15, Dorchester Road, Fixby, Huddersfield, HD2 2JZ
Description:	Erection of two storey side and single storey rear extensions
Recommending Officer:	Ellie Worth

DECISION - REFUSE

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation contained in the Huddersfield Sub-Committee agenda dated 20 October 2022 and the Committee Decision Authorisation annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 24-Oct-2022

Decision Authorisation – Committee Decision

Committee: Huddersfield Sub Committee

Date of Committee: 20th October 2022

Application Number: 2022/91630

Officer Recommendation: Refusal

Committee Decision: Refuse as per officer recommendation

Reason for Refusal

1. The proposed two storey side extension combined with the single storey rear extension, by reason of their size, scale and design would appear discordant and incongruous within the application site and in the street scene. The extensions would not be subservient to or respect the host dwelling's original built form. The proposed scheme would be an unsympathetic form of development and would harm the character and appearance of the area and the host building. This would be contrary to the aims of Policy LP24 (a and c) of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and Government Policy contained within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan, existing site plan and floor plans and elevations	19-048-01	-	11th May 2022
Bat Self Certification Statement	19-048-16	-	11th May 2022
Proposed site plan, floor plans and elevations	22-048-10A	-	13th July 2022

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 instance, the Officer contacted the agent to outline the significant concerns in relation to the size and scale of the extensions proposed. A reduced scheme was proposed following this. However, the amended plans only removed the front and rear dormers, and this did not overcome the concerns of Officers. These plans were received on 13th July 2022.

Report Dated: 24th October 2022