Planning Application Decision Notice

To: Connor Field,
Orange Design Studio
59A, Huddersfield Road
Mirfield WF14 8AA

For: NOAD

Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2022/62/93727/W

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 SINGLE STOREY REAR EXTENSION WITH COVERED TERRACE

At: 39, ST HELENS GATE, ALMONDBURY, HUDDERSFIELD, HD4 6SG

In accordance with the plan(s) and applications submitted to the Council on 16-Nov-2022, except as amended or specified, details of which can be found in the table below. The reasons for the Council's decision to refuse permission for the development are:

1.The proposal, by virtue of its design, significant size and scale, and taking into account other sizeable additions to the original dwelling, would result in a disproportionate addition to the original dwelling and therefore constitutes inappropriate development in the Green Belt. In addition, the proposal would harm the openness of the Green Belt and the visual amenities of the locality, and this adds to the substantial harm to the Green Belt by virtue of the development being inappropriate in the Green Belt. Very special circumstances have not been demonstrated to outweigh this identified harm. The proposal therefore fails to comply with Chapter 13 of the National Planning Policy Framework and Policy LP57(a) of the Kirklees Local Plan.

2. The proposed development, by virtue of its siting, relationship with the host dwelling, large scale and massing, and taking into account other sizeable additions to the original dwelling, fails to represent a subservient and harmonious addition to the dwelling, introducing an unsympathetic, incongruous and overly dominant addition which detracts from the original dwellinghouse. The proposal therefore constitutes poor design which would cause detrimental harm to the visual amenities of the host property and wider locality, as well as less than substantial harm to the significance of Almondbury Conservation Area. No public benefits have been demonstrated to outweigh the less than substantial harm to the significance of the conservation area. The proposed development is therefore contrary to Policies within Chapters 12 and 16 of the National Planning Policy Framework, Policies LP24, LP35 and LP57(d) of the Kirklees Local Plan and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

The design of the proposed development would be neither subservient to the
Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	(EX)002	A	16/11/22
Existing Plans and Elevations	(EX)001	A	16/11/22
Existing and Proposed Block Plans	(20)002	A	16/11/22
Proposed Plans and Elevations	(20)001	A	16/11/22
Heritage Statement by Orange Design Studio	-	-	16/11/22

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

No amended plans were sought or submitted, but the case officer did inform the applicants of the likely determination of the application. E-mail communications with the applicants confirmed that a decision should be made on the basis of the original scheme as submitted 16th November 2022.

Site Notice

- The application has been publicised by notice(s) in the vicinity of the site. Please would you now remove the notice(s) and responsibly dispose of 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 or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- As this is a decision for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

- 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) 12 weeks of the date of this notice,

  which ever period expires earliest.

- 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 the Planning Inspectorates Website . Further information on the Planning Appeal process can be found online at the Planning Inspectorates website.

- 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.

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: 03-Feb-2023

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 Kirklees Council Planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2022/62/93727/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: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
