



Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2023/62/90936/W

To: Adam Pitman
architectural drafting services
6, Little Hallas
Kirkburton
Huddersfield
HD8 0QA

For: O Olutayo

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:-

**PARTIAL DEMOLITION AND CONSTRUCTION OF NEW DWELLING,
DETACHED GARAGE AND ASSOCIATED ALTERATIONS**

At: 102, REDWOOD DRIVE, BRADLEY, HUDDERSFIELD, HD2 1PW

In accordance with the plan(s) and applications submitted to the Council on 24-Apr-2023. The reasons for the Council's decision to refuse permission for the development are:

1. The proposed new dwelling and detached garage, by virtue of their design, scale and massing would appear as incongruous and discordant features in the street, which would have a harmful impact upon the character and appearance of the dwelling and wider streetscene. The development would therefore be contrary to policy LP2 & LP24 (a) and (c) of the Kirklees Local Plan, Principles 2, 5, 12, 13 and 15 of the Housebuilders Design Guide SPD and policy Chapter 12 of the National Planning Policy Framework.
2. The proposed new dwelling, by virtue of its scale, design and siting in relation to shared boundaries, would lead to a detrimental level of overshadowing and be unduly overbearing to the occupiers of No. 100 Redwood Drive. Therefore, the proposal would fail to retain a high standard of amenity for occupiers of this neighbouring dwelling contrary to policy LP24(b) of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide SPD and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

3. The proposed rear terrace would overlook Nos. 11 and 15 Brier Hill View having a detrimental impact upon privacy. The proposal would therefore fail to retain a high standard of amenity for occupiers of these neighbouring dwellings contrary to policy LP24(b) of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide SPD and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

4. The application site is located within a bat alert zone and within close proximity to the Kirklees Wildlife Habitat Network, with works proposed to the structure of the building, with a reasonable likelihood of disturbance to roosting bats. Insufficient and inadequate information has been submitted to enable a full assessment of the impact of the development upon protected species and demonstrate compliance with policy LP30 of the Kirklees Local Plan, the government circular on Biodiversity and Geological Conservation (ODPM, 2005) and explanatory note from Natural England (Natural England, 2020).

5. The northern elevation of the property is directly adjacent to the land allocated as a Priority Employment Area and proposes new openings. Insufficient and inadequate information has been submitted to enable a full assessment of the impact of the development as a result noise and demonstrate compliance with policies LP24 & LP52 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Existing Block Plan	2022-010-(08)001	-	27.03.2023
Proposed Site Block Plan	2022-010-(08)002	-	27.03.2023
Existing Plans and Elevations	2022-010-(20)001	-	03.04.2023
Proposed Floor Plans	2022-010-(20)002	-	27.03.2023
Garage Plans and Elevations	2022-010-(20)005	-	03.04.2023
Proposed Elevations Overlay	2022-010-(20)004	-	03.04.2023
Proposed Elevations	2022-010-(20)003	-	03.04.2023
Climate Change Statement	-	-	27.03.2023

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 amendments were sought as it wasn't considered that there would be a design solution that would provide the level of accommodation sought.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the 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 [the Planning Inspectorate 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.

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: 07-Aug-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 Planning Website](#), by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2023/62/90936/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
