

From:

Sent: Thursday, October 19, 2023 4:33 PM

To: E

Subject: Re: 2023/92452 173 Foyroyd Lane

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Good afternoon,

with reference to your e-mails of the 11th and 16th October, I have taken your comments on board.

I had originally designed the higher-pitched roof to match the property that it was adjacent to, this did increase the bulk size of the garage. I am happy to lower the roof pitch so that the garage is less prominent, even a flat roof if that is your preference.

The street scene was mentioned, the street scene has been ruined over the last few years with little intervention from In fact, 2/3 years ago I complained to on two issues and was never replied to!

These were a horrible new flat-roofed house, the frontage has used old pallets as a fence higher than 1m off the highway and terrible steel gate to the property, (more suitable to a factory) again over 1 meter high, of the highway, no response. Please see the attachments below.

You asked if there were any justifications in needing the extra garage space. Yes there are, in the existing garage and has very little space around it to work on it, the new garage would make it possible to be able to do small jobs

This reorganisation would then free up space in the existing garage

I have attached new plans with a lower roof pitch as above and hope that that is more acceptable to gain approval. Please get back to me if there are any other issues.

If further time is required to resolve this application we are happy to allow a further week.

Regards

Registered Architect

Kirklees have adopted a new Local Plan, for further information please visit: www.kirklees.gov.uk/localplan

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www.planningportal.co.uk/permission

For preapplication advice, use our new pre-application advice service.

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From: Stuart Hartley <s.a.hartley@sky.com>
Sent: Monday, October 16, 2023 10:23 AM
To: Elenya Jackson <Elenya.Jackson@kirklees.gov.uk>
Subject: Re: 2023/92452 173 Foyroyd Lane

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Hi Elenya,

I had expected a reply from planning to outline the main causes for concern on this application so that I could address the situation. So far I have not been able to make any alterations (which I am willing to do) to try to resolve the application. I really do not want it to spin out to the last day.

Could you please follow this up, and at the same time extend the application period to October 25th to allow time to resolve this.

Many Thanks

Regards

Stuart Hartley

On Wednesday, 11 October 2023 at 10:38:04 BST, Elenya Jackson <elenya.jackson@kirklees.gov.uk> wrote:

Good morning,
Thank you for your response.
Your email is being reviewed alongside your application by managers.
Please could we agree a small extension of time until 18/10/2023 for them to review this information and respond.
Thank you,
Elenya Jackson
Planner/Planning Assistant
Development Management
Economy and Infrastructure – Planning and Development
Kirklees Council

Tel: 01484 221000 (ask for Elenya Jackson)
E-mail: Elenya.Jackson@kirklees.gov.uk
Web: www.kirklees.gov.uk/planning

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From: Stuart Hartley <s.a.hartley@sky.com>
Sent: Wednesday, October 11, 2023 9:48 AM
To: Elenya Jackson <Elenya.Jackson@kirklees.gov.uk>; Sarah Longbottom <Sarah.Longbottom@kirklees.gov.uk>; Michael John Hepworth <michael-hepworth@virginmedia.com>
Subject: Re: 2023/92452 173 Foyroyd Lane

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Good Morning,

This application has developed over the statutory 8 weeks, with no communications, this is a lengthy period, after attempts to contact planning your e-mail leaves one day to make decisions, which is why I was trying to make contact last week to avoid this exact situation. I am now in receipt of your e-mail giving me 24 hours to resolve.

I really do not want to withdraw the application as that means starting again, it has already been with the planning department for 8 full weeks, and another 8 weeks is not acceptable. Therefore I must **insist** that we extend the time period to try to resolve the issues. *(During Covid planning were always ready to request at least 4 weeks extension to deal with applications, I agreed without hesitation, now I am asking you to do the same)*. Therefore can you please **100%** ensure that this happens by informing the team leader. I cannot do that because making contact with them is almost impossible. It is not too late to do this, over the last 2/3 years Kirklees Planning Department has become increasingly difficult to contact, talk to, and have meaningful discussions, achieve decisions and reach conclusions.

You state 'amendments have not been sought as the required alterations would be considerable and beyond the scope of the application'. I certainly do not agree with this, it may well suit the planning department to dispose of planning applications this way as a 'quick fix', but it is unfair to applicants and the general public.

Can you or Sarah let me know what the real planning issues are, then I can consider it, is it the size, the height, the roof, the access, etc., and what would be acceptable, being in possession of these facts will help to carry out a considered amendment that satisfies both parties. With the relevant information I can amend the application in **one** day, and I suggest that this is a better way forward. This saves my time and your time in dealing with yet another application, taking even more of your time. It seems that the department does not have time to deal with the applications that they are in receipt of now, so why add others unnecessarily?

I am therefore advising you of the requests above before 11 am today, not tomorrow. Please ensure that this happens.

Stuart Hartley
Registered Architect

On Wednesday, 11 October 2023 at 08:51:40 BST, Elenya Jackson <elenya.jackson@kirklees.gov.uk> wrote:

Good morning,

I hope you are well.

Apologies for the delay in responding to you, I have been on annual leave since the end of last week.

This application has been reviewed internally and is currently recommended for refusal for the following reasons:
The proposed garage by virtue of its design, scale and location would form an unsympathetic addition to the property and an incongruous feature within the street scene. To permit the proposal would be contrary to Policy LP24 of the Kirklees Local Plan, the House Extensions and Alterations SPD and advice contained within Chapter 12 of the National Planning Policy Framework.

In this instance, amendments have not been sought as the required alterations would be considerable and beyond the scope of the application.

This decision is due to be issued tomorrow unless you wish to withdraw the application.; please could you inform us by 11am tomorrow if you wish to withdraw the application.

Thank you,
Elenya Jackson
Planner/Planning Assistant
Development Management
Economy and Infrastructure – Planning and Development
Kirklees Council

Tel: 01484 221000 (ask for Elenya Jackson)
E-mail: Elenya.Jackson@kirklees.gov.uk
Web: www.kirklees.gov.uk/planning

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