



Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2023/62/92649/W

To: M Alam,
Designbyma Architectural
15, Rafborn Grove
Salendine Nook
Huddersfield
HD3 3UB

For: O Nazir

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:-

CHANGE OF USE OF BASEMENT FLOOR TO 3 STUDIO FLATS AND
ERECTION OF FIRST FLOOR EXTENSION TO FORM 1 STUDIO APARTMENT
(WITHIN A CONSERVATION AREA)

At: BASEMENT STORE, 1000-1004, MANCHESTER ROAD, LINTHWAITE,
HUDDERSFIELD, HD7 5QQ

In accordance with the plan(s) and applications submitted to the Council on 18-Sep-2023. The reasons for the Council's decision to refuse permission for the development are:

1. The proposed development, by reason of the severely limited amount of useable internal floorspace and restricted floor to ceiling head heights for proposed flat 4, coupled with the restricted natural light and outlook achieved by Flats 1, 2 & 3 at basement level would provide a poor standard of amenity to future occupiers of these residential dwellings. Therefore, the development would be contrary to the aims of the National Planning Policy Framework paragraph 130(f), Principle 16 of the Housebuilders Design Guide SPD and Policies LP15d and LP24(b) of the Kirklees Local Plan.

2. It has not been demonstrated that the amenity of future occupiers could be protected from noise and odour pollution emanating from the A62 Manchester Road and the proximity of commercial food and drink uses to the application site. Without such information future occupiers could be subjected to a poor living conditions and quality of life. On the basis of the submitted application the proposals are therefore contrary to Policies LP15d and LP24b of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide SPD and the aims of the National Planning Policy Framework paragraphs 130(f) and 185.

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location Plan	-	-	6th September 2023
Ext & Prop Plans	HD75QQ1000-v1	-	15th September 2023
Ext & Prop Plans and Ext & Prop Elevns	HD75QQ1000-v1	-	15th September 2023
Ext & Prop Elevns and Prop Site Plan	HD75QQ1000-v1	-	15th September 2023
Planning, Design/Access and Heritage Statement – Supporting Information	-	-	6th September 2023
Climate Change Statement – Supporting Information	-	-	18th September 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 or additional plans have been sought as the proposals were deemed to be wholly unacceptable upon submission. Similar conclusions were also made within the recently refused application 2022/90728 by which no alterations have been made to overcome Officers' previous concerns.

<p>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</p>
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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: 26-Oct-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 2023/62/92649/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
