



Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2023/62/93162/W

To: Marc Taylor
AV Architects
2nd Floor
29 Station Road
Steeton
Bradford
BD20 6RL

For: Dave Makin, Red Interests Ltd

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 EXTENSIONS AND ALTERATIONS TO ONE DWELLING TO FORM 2 DWELLINGS, DEMOLITION OF EXISTING EXTERNAL STORE, WIDEN PARKING BAY, IMPROVE EXTERNAL STEPS AND ACCESS, EXTERNAL AND INTERNAL ALTERATIONS (LISTED BUILDING)

At: 57-59, CLIFF ROAD, HOLMFIRTH, HD9 1UY

In accordance with the plan(s) and applications submitted to the Council on 23-Nov-2023. The reasons for the Council's decision to refuse permission for the development are:

1. The proposed rear extension to No. 57-59 Cliff Road would have a detrimental impact on the visual amenity and heritage significance of the application site and surrounding area by adding a piecemeal addition to the rear elevation which would compromise the historic fabric of the building. This would be harmful to the setting of the listed building and wider visual amenity. This would also result in less than substantial harm to the significance of the listed building for which no public benefits to outweigh this harm, including justification, have been demonstrated. The development is contrary to Policy LP24 (a and c) and LP35 of the Kirklees Local Plan, Principle 2 of the Housebuilders Design Guide Supplementary Planning Document, Policies 1 and 2 of the Holme Valley Neighbourhood development Plan, Chapters 12 and 16 of the National Planning Policy Framework and the Council's duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The proposed development would present poor standards of amenity for future occupiers of the three-bedroomed dwelling of No. 57 Cliff Road, as the limited floorspace falls below that which could ensure a high quality living environment for future occupiers. The proposals are thus considered contrary to Policy LP24b of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan, the aims of paragraph 135(f) of the National Planning Policy Framework and Principle 16 of the Housebuilders Design Guide Supplementary Planning Document.

3. The proposal would see the intensification of the residential use of the site, dividing the existing single residential unit into two dwellings. On site parking is limited in the area and the proposal would see the provision of inadequate on-site parking for the proposed four-bedroomed property of No. 59 Cliff Road. The proposed development would thereby cause undue detrimental harm to highway safety through the additional pressure for on-street parking where the highway network is unsuitable to support this demand. This is contrary to Policy LP21 of the Kirklees Local Plan, Principle 12 of the Housebuilders Design Guide Supplementary Planning Document, the Highway Design Guide Supplementary Planning Document and the aims of Chapter 9 of the National Planning Policy Framework.

Plans and Specifications Schedule:

Plan Type	Reference	Version	Date Received
Location Plan	(10)01	-	30.10.23
Existing Site Plan	(11)01	-	30.10.23
Existing Ground Floor Plan	(20)01	-	01.11.23
Existing First Floor Plan	(20)02	-	01.11.23
Existing Second Floor Plan	(20)03	-	01.11.23
Existing Elevations	(30)01	A	01.11.23
Proposed Site Plan	(12)01	C	23.11.23
Proposed Site Section	(41)01	-	23.11.23
Proposed Ground Floor Plan	(22)01	E	27.03.24
Proposed First Floor Plan	(22)02	C	27.03.24
Proposed Second Floor Plan	(22)03	B	27.03.24
Proposed Elevations	(31)01	D	27.03.24
Heritage, Design and Access Statement	548A (97) 01	-	30.10.23
Climate Change Statement	-	-	14.11.23

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.

Amended plans were submitted by the applicant / agent in response to Conservation and Design comments.

The consultation response from KC Highways Development Management and the second consultation response from KC Conservation and Design was sent to the planning agent with no reply.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA – STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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: 08-May-2024

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 2023/62/93162/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
