



Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2024/62/90800/W

To: Simon Trickett,
Archismart Design Ltd
51, Larkspur Way
Wakefield
WF2 0FD

For: K Rafique

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 FROM OFFICES TO TAKEAWAY AND 2 ADDITIONAL DWELLINGS, DORMER WINDOWS TO FRONT AND REAR, NEW SHOP FRONT, WINDOWS AND ASSOCIATED WORKS

At: PRIME PROPERTY RENTALS, 115, BRADFORD ROAD, FARTOWN, HUDDERSFIELD, HD1 6DZ

In accordance with the plan(s) and applications submitted to the Council on 21-Mar-2024. The reasons for the Council's decision to refuse permission for the development are:

1. By virtue of the addition of an incongruous, isolated and substantially sized dormer to front as well as the creation of the stairwell and stone wall to the front of the site the development would see the introduction of alterations and built form that would have a detrimentally harmful impact upon the visual amenities of the host property and wider locality, as well as lead to less than substantial harm to the setting and significance of the row of Grade II Listed Buildings along the eastern side of Bradford Road opposite the site. Public benefits to outweigh the identified harm have not been demonstrated. The proposal is therefore contrary to Policies LP24 and LP35 of the Kirklees Local Plan, Principle 2 of the Housebuilders Design Guide SPD policies contained within Chapters 12 and 16 of the NPPF.

2. The internal floor space to serve the proposed two bedroom basement flat and the three bedroom flats to the first floor and attic level would, by reason of not achieving adequate minimum gross internal floor and storage space, provide for a poor standard of residential amenity for the occupiers of these dwellings. This would be contrary to the aims of the national guidance within the Nationally Described Space Standard, National Planning Policy Framework paragraph 135(f) of Chapter 12, Policy LP24(b) of the Kirklees Local Plan and Principle 17 of the Housebuilders Design Guide SPD.

3. The habitable room windows to serve the proposed basement dwelling would, by reason of their relationship with existing ground levels, the lightwell boundary wall and the lack of windows to bedroom two, experience severely restricted levels of light coupled with an unacceptable outlook which would not achieve a high standard of amenity to future occupants of the dwelling. This would be contrary to the aims of the National Planning Policy Framework paragraph 135(f) in Chapter 12, and Policy LP24(b) of the Kirklees Local Plan.

4. Insufficient and inadequate information has been submitted to enable a full and proper assessment of the impact of the development upon access and highway safety and demonstrate compliance with policies LP21 and LP22 of the Kirklees Local Plan, HFT 7 of the Council's adopted Hot Food Takeaway SPD, Principles 12 and 19 of the Housebuilders Design Guide and policies within Chapter 9 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location and Existing Floor Plans.	Drawing no. DWG-002.	B	22/03/2024
Location and Proposed Floor Plans.	Drawing no. DWG-004.	A	22/03/2024
Existing Elevation and Section Plans.	No Reference.	Unamended	18/03/2024
Location and Proposed Elevation and Section Plans.	Drawing no. DWG - 003.	Unamended	18/03/2024
Climate Change Statement	-	-	21/03/2024

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 pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. It was considered significant amendment would be required in this case, and therefore the application was moved to determination on the basis of the information submitted.

Development within a Coal Mining Area

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](#)
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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: 24-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 2024/62/90800/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
