

PLANNING STATEMENT

PROPOSED HOUSE ADJACENT TO 38 UPPER ROAD, BATLEY CARR.

This application is a resubmission the recently refused application 2024/62/93001/E.

The reasons for refusal of the previous application were set out as below.

1. The proposed development would result in harm to the setting of the designated heritage asset (Holy Trinity Church), which provides important visual and social benefits to the wider area, with no public benefits to outweigh such harm. It would obstruct important vistas from Upper Road, whilst enclosing the listed building's surrounding due to the continuation of development. To permit the extension would be contrary to Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.
2. The proposed development, due to scale and positioning would have a detrimental impact within the streetscene, reducing the sense of openness within this section of Upper Road, whilst appearing incongruent within the building group due to its architectural features. This would be contrary to Principle 2, 5, 14 & 15 of the Housebuilders Design Guide Supplementary Planning Document, Policy LP24(a) of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

The proposals have now been revised in this resubmission and are now identical in visual impact to the setting of the Holy Trinity Church and the street scene as the previously approved extension to number 38 Upper Road. 2020/62/90923/E