



Town and Country Planning Act 1990

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2025/62/90922/E

To: Elliot Cooper,
Orange Design Studio
59A, Huddersfield Road
Mirfield
WF14 8AA

For: Mohamed Adeel

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 OUTBUILDING, EXTENSION OF EXISTING GARAGE AND ASSOCIATED ALTERATIONS

At: NEWGATE GARAGE, NEWGATE, MIRFIELD, WF14 8DB

In accordance with the plan(s) and applications submitted to the Council on 20-Jun-2025. The reasons for the Council's decision to refuse permission for the development are:

1. The applicant has failed to submit a satisfactory Flood Risk Assessment. Inadequate information has been provided to demonstrate that the proposed development would provide adequate flood defences, finished floor levels, mitigation measures or safe access and egress routes. The potential impact of the proposal on onsite and offsite flood risk has therefore not been clearly assessed or demonstrated. The application site is set within Flood Zones 2, 3, 3a and 3ai as demonstrated on the Environment Agency's Flood Map for Planning and the Strategic Flood Risk Assessment (SFRA) 2016 and therefore the lack of an adequate FRA fails to demonstrate that the proposals would not cause significant harm to flood risk both on and off site. The proposal therefore fails to comply with Policy LP27(c) of the Kirklees Local Plan and paragraph 181 of the National Planning Policy Framework.

2. The proposed aluminium cladding on the exterior walling of the existing and proposed buildings and extension would not be in keeping with the existing material palette within the wider street scene nor would it be in keeping with the original building's materials of construction. Similarly, the scale of the proposed outbuilding would fail to sympathetically integrate into the historic setting of the site. The proposal would therefore cause significant harm to the visual amenity of the existing building, wider street scene and would neither preserve nor enhance the setting of the Grade II listed Canal Lock, thus failing to comply with LP24 and LP35 of the Kirklees Local Plan and Chapter 12 and 16 of the National Planning Policy Framework.

3. The proposed development would result in a loss of off-street parking provision which would result in more on-street parking, reducing visibility and exacerbating the existing highway safety concerns caused by on-street parking. The proposal would also result in an increase to the number of vehicles entering Newgate and the pedestrian footway. The proposed development would have inadequate sight lines and no provision for internal turning and therefore would be detrimental to the safety of the adjacent highway network, thus failing to comply with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

Plans and Specifications Table:

Plan Type	Reference	Version	Date Received
Location Plan	(EX)002		20/06/2025
Block Plan	(20)002		22/09/2025
Existing GA	(EX)001		20/06/2025
Existing Street Scene	(EX)001		20/06/2025
Existing and Proposed Street Scene	(35)001		22/09/2025
Proposed Street Scene (outbuilding)	(35)002		22/09/2025
Proposed Street Scene (outbuilding)	(35)003		22/09/2025
Proposed Street Scene (outbuilding)	(35)004		22/09/2025
Proposed GA	(20)001		22/09/2025
Proposed GA	(20)003		22/09/2025
Proposed GA (Outbuilding)	(20)004		22/09/2025
Proposed Elevations	(30)001		22/09/2025
Typical Construction Details	(72)002		22/09/2025
Planning Design Pack			24/06/2025
Flood Risk Assessment			30/06/2025
Justification Document			22/09/2025

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 Planning Authority has, 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.

Concerns were raised with the agent regarding the EA objection to the proposal and a revised FRA was requested – this is discussed in section 1 of this report. Concerns were also raised regarding the roof design of the proposed extension and amended plans were received which steps the roof down as requested by officers. A street scene was also requested and provided to show the relationship of the proposal next to the existing development. The revised plans have been reviewed.

Following a site visit, officer also noted that the building had been clad in corrugated metal. Officers therefore agreed with the applicant that this would be included in the application's assessment.

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

Where 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: 21-Oct-2025

Signed:



David Shepherd
Executive Director for Place

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 2025/62/90922/E.

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
