



**Town and Country Planning Act 1990**

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

**REFUSAL OF PERMISSION FOR DEVELOPMENT**

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**Application Number: 2025/62/91249/W**

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**To:** Christopher Gentle,  
Northlight Architectural Consultants  
The Media Centre  
7, Northumberland Street  
Huddersfield  
HD1 1RL

**For:** Pervez Sadiq, Longwood Property Management (Uk) 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:-**

CHANGE OF USE OF EXISTING RETAIL UNIT (CLASS E(A)) TO FORM 3  
BEDSITS AT FIRST FLOOR LEVEL WITH ENTRANCE LOBBY AT GROUND  
FLOOR LEVEL INCLUDING ASSOCIATED WORKS.

**At:** ROYDS HALL PRINTING, 96, LONGWOOD ROAD, PADDOCK,  
HUDDERSFIELD, HD3 4EJ

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

1. The proposed self-contained residential units would each have a gross internal area ranging from 24sqm to 26.1sqm, which falls significantly below the minimum 37sqm required for a 1 person, 1 bed, single storey dwelling with shower room, as set out in the Technical housing standards – nationally described space standard (March 2015). As a result, the development would fail to provide an acceptable standard of accommodation for future occupiers and is therefore contrary to Policies LP11 and LP24(a) of the Kirklees Local Plan, Principle 16 of the Housebuilder Design Guide SPD, and Chapter 12, Paragraph 135(f) of the National Planning Policy Framework 2024.

2. The proposed habitable room windows on the south elevation would be located approximately 18m from the front elevation of existing residential properties at No's 127 to 125 (Odds) Longwood Road. This falls short of the 21 metre minimum set out in the Councils adopted Housebuilders Design Guide SPD, leading to an unacceptable level of overlooking and loss of privacy for both existing and future occupiers. The proposal therefore contrary to Principle 6 of the Housebuilders Design Guide SPD, Policy LP24 of the Kirklees Local Plan and Chapter 12, Paragraph 135(f) of the National Planning Policy Framework 2024.
3. The proposal fails to provide any off-street parking for future occupiers. The site is located in a moderately sustainable location with limited public transport and limited access to key amenities. No transport statement or justification has been provided to support a car-free development. The proposal is therefore likely to result in increased demand in on-street parking to the detriment of local highway safety and amenity, contrary to Policy LP21 and LP21 of the Kirklees Local Plan, the Highways Design Guide SPD and Chapter 9, Paragraph 116 of the National Planning Policy Framework 2024.
4. The application site lies within a Bat Alert Zone, indicating the potential risk to roosting bats based on local ecological mapping. No Preliminary Roost Assessment has been submitted to assess possible impacts on protected species. Without this, the Local Planning Authority cannot be satisfied that the development would not harm bats or their habitats. The proposal is therefore contrary to Policy LP30 of the Kirklees Local Plan and Chapter 15, Paragraph 195 of the National Planning Policy Framework 2024.

Plans and specifications schedule: -

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Plans and Elevation as Existing	25-010/ (EX)01 REV A	REV A	17/06/2025
Plans and Elevation as Proposed	25-010/ (AL)01	REV A	17/06/2025
Climate Change Statement	25-010/	-	17/06/2025

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 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.

No amendments were sought as the proposal is considered to be fundamentally unacceptable in its current form. The scheme raises multiple significant concerns, including failure to meet national space standards, lack of parking provision without justification, absence of a Preliminary Roost Assessment, and substandard separation distances resulting in amenity impacts. Addressing these issues would require substantial redesign and additional information, and as such, it was not considered reasonable to seek revisions during the course of the application.

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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

**Dated:** 04-Aug-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 2025/62/91249/W .

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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All communications should be sent to one of the following address:

**E-mail:** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

**Write to:** Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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