

Enquiries to: Joshua Merriman

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Date: 03-Sep-2025
Our Ref: 2025/91906

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (as amended) – SCHEDULE 2, PART 1, CLASS AA
AT: 35, Moor Park Avenue, Beaumont Park, Huddersfield, HD4 7AL
Prior approval for enlargement of dwellinghouse by erection of additional storey**

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 09-Jul-2025.

Prior approval for enlargement of dwellinghouse by erection of additional storey

The submission has been considered by this Authority in accordance with matters set out in paragraph AA.2 (3)(a) of Class AA. Consequently it has been determined that the proposal is not acceptable and prior approval is hereby **Refused** for the following reason(s);

In conclusion it is considered that the proposed additional storey would be overly dominant and harmful to the proportions, appearance and design of the original dwelling as well as neighbouring properties and the wider street scene. This would be contrary to the fundamental core aims of good design set out in Chapter 12 of the NPPF, Policy LP24 of the Kirklees Local Plan and Key Design Principles 1 and 2 of the House Extensions and Alterations SPD.

This decision is based on the following plan(s):-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	10/07/2025
LOCATION PLAN SITE ARRANGEMENT PLAN	PAD.220.387	-	10/07/2025
EXISTING FLOOR PLAN ELEVATIONS	PAD.220.385	-	10/07/2025
PROPOSED FLOOR PLANS AND ELEVATIONS	PAD.220.386	-	10/07/2025

Application Forms	-	-	10/07/2025
Design and Access Statement	-	-	10/07/2025

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 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](http://www.mra.gov.uk)

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse details of the proposed development, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 within **twelve weeks** of the date of issue of this notice.

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 <https://acp.planninginspectorate.gov.uk>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Please note, only the applicant possesses the right of appeal.

Notes to Developer

Customer Feedback

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.

Yours faithfully

Mathias Franklin
Head of Planning and Development