

Appeal 6002647

Submitted on 15 December 2025.

Before you start

Local planning authority	Kirklees
Appeal type	Full planning
Decision date	1 December 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Nazir Rajah
Contact details	John Cheetham
What is your phone number?	
What is the address of the appeal site?	LAND ADJACENT, 38, UPPER ROAD BATLEY CARR DEWSBURY WF17 7LT
What is the area of the appeal site?	125 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Will an inspector need to access your land or property?	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	2025/62/92758/E
What date did you submit your application?	1 October 2025
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Proposed Dwelling
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Planning Forms 01 10 25.pdf (/document/acea58a5-b074-4ac0-926b-a98770d1e808)
Decision letter	Decision Notice - RF - Refused 1102.pdf (/document/f3af80af-3d28-410d-9cd7-64ab9e26fa82)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appeal Statement.pdf (/document/1e023b32-d11b-4187-904b-b25772e56f2b)
Do you need to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	No
Plans, drawings and supporting documents	Proposed House adj.No.38 rev a.pdf (/document/6e0f47e2-1aa7-4489-af6e-03957f415ecc) climate-change-guidance-for-planning-applications-statement-template.pdf (/document/7aad02ec-288d-499d-9e00-3db8759e4bd0) Planning & Heritage Statement 38 Upper Road Batley Carr v1 Final.pdf (/document/eb9714c9-ac86-4207-aab8-41e9379cac9a) Location Plan 0001.pdf (/document/22a86525-4066-4497-8ae7-adee94f8e8f7)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

No