

## **Planning Application Decision Notice**

**To:** Rob Skeet  
Skeet+Coutie  
Unit 11, Harland Works  
70, John Street  
Sheffield  
S2 4QU

**For:** ALAN TOLAN

### **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: 2026/62/91109/W**

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**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:-**

DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION, WORKS TO EXISTING ANNEXE INCLUDING MODIFICATION OF ROOF AND EXTERNAL ELEVATIONS, NEW GATE AND ASSOCIATED ALTERATIONS

**At:** ASH HOUSE, 240, DUNFORD ROAD, HOLMFIRTH, HD9 2SJ

**In accordance with the plan(s) and applications submitted to the Council on 22-Apr-2026, except as amended or specified, details of which can be found in the table below. The reasons for the Council's decision to refuse permission for the development are:**

1. The proposed development, by reason of its design, siting and scale, would result in the construction of an incongruous and unsympathetic development which would fail to harmonise with the host dwelling and would be detrimental to the character and appearance of the host property. The proposal therefore fails to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning Document, Policy 2 of the Holme Valley Neighbourhood Development Plan and policies within Chapter 12 of the National Planning Policy Framework.

2. The proposed development, by virtue of its design, siting and scale constitutes a disproportionate addition and would therefore be inappropriate development within the Green Belt. No very special circumstances have been demonstrated or are considered to exist more generally that outweigh the identified harm. The proposal therefore fails to

accord with policies within Chapter 13 of the National Planning Policy Framework and policy LP57 of the Kirklees Local Plan.

3. The proposed development, by virtue of its design, siting and scale, has a harmful impact upon the historic character and setting of Underbank Conservation Area. There are no public benefits identified or considered to exist more generally which justify the identified harm to the setting of the Conservation Area and the development is therefore contrary to Policies LP24 and LP35 of the Kirklees Local Plan, Principles 1 & 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document, policies within Chapters 12 and 16 of the National Planning Policy Framework and Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
OS Location Plan	2506.304-01	-	22/04/2026
Floor Plans and Elevations - As Existing	2506.307-01	-	22/04/2026
Site Plan and Section - As Existing	2506.305-01	-	22/04/2026
Site Plan and Section - As Proposed	2506.306-01	-	22/04/2026
Floor Plans and Elevations - As Proposed	2506.308-01	-	22/04/2026
3D Views Existing and Proposed	2506.309-01	-	22/04/2026
Climate Change Statement	-	-	22/04/2026
Design & Access Statement	-	-	22/04/2026
Application form	-	-	22/04/2026

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 2024 and otherwise actively engaged with the applicant in dealing with the application.

No amendments have been sought during the processing of this application, as addressing the identified harm would require changes that go beyond the reasonable scope of the proposal.

### **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)

## Site Notice

- Where the application has been publicised by notice(s) in the vicinity of the site. Please would you now remove the notice(s) and responsibly dispose of to avoid harm to the appearance of the local 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 or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
- 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) 12 weeks of the date of this notice,which ever period expires earliest.
- 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 Inspectorates 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.

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:** 16-Jun-2026

**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 Council Planning](#), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/62/91109/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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