

Enquiries to: Morgan Braithwaite

Alex Barnes,
Barnes Homes
Unit 19, Victoria Spring Business Park
Millbridge
Liversedge
WF15 6BU

Kirklees Direct
Tel: 01484 414746
Email: morgan.braithwaite@kirklees.gov.uk

Date: 22-Jul-2026
Our Ref: 2026/91607

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 – SCHEDULE 2, PART 1, CLASS A.1 (g)
AT: 36, Moor Park Avenue, Beaumont Park, Huddersfield, HD4 7AL
Prior notification for single storey rear extension**

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 11-Jun-2026.

The proposal is for erection of single storey rear extension. The extension projects 4m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.5m, the height of the eaves of the extension is 2.5m

The Authority has considered your application and it has been determined that the proposal is not acceptable and prior approval is hereby **Refused** for the following reason(s);

By virtue of its size, scale, projection, proximity to the shared boundary and massing the proposed development would cause an unacceptable degree of harm to the amenity of the occupiers of the adjacent property by reason of leading to overbearingness on the shared boundary, loss of light and overshadowing. The development would cause an unacceptable level of harm to the amenity of neighbouring occupiers contrary to policy LP24 of the Kirklees Local Plan, principles within the Council's adopted House Extensions and Alterations SPD and policies within Chapter 12 of the NPPF.

The decision is based on the following detail(s)-

Plan Type	Web Reference	Version	Date Recieved
Site Plans	17064-00100	-	12.06.2026
Existing	17064-10100 -	-	12.06.2026
Grouped Plans and Proposed	17064-20100 -	-	12.06.2026

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://www.gov.uk/appeal-planning-decision>. 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