



Appeal Decision

Site visit made on 27 September 2022

by D Barlow BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 October 2022

Appeal Ref: APP/Z4718/D/22/3302781

54 Forge Lane, Norristhorpe, Liversedge, WF15 7DX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Rachel Hainsworth against the decision of Kirklees Council.
 - The application Ref 2022/62/90411/E, dated 7 February 2022, was refused by notice dated 8 June 2022.
 - The development proposed is two storey and single storey side extensions.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is located in a prominent position on a corner plot on the junction of Forge Lane and Cornmill Lane, set above the level of Cornmill Lane. The surrounding area is mature and characterised by a wide mix of largely single and two storey houses of varying ages, with a variety of architectural styles and materials, set back from the road behind landscaped front gardens. This gives the area a pleasant open character.
4. I note that the appellant has set back and down the extension from the host property, such that its scale and design would be subservient to the host property. However, as a result of its siting closer to the junction and the reduction in openness that would result, I find that the proposed two storey extension would harmfully increase the property's prominence and dominance in the street scene. Whilst the single storey extension would be less visually intrusive, taken as a whole, the reduction in space around the building that would result, would harmfully erode the open character and appearance of the locality.
5. For the reasons above, I conclude that the proposal would be harmful to the character and appearance of the area, contrary to Policy LP24 of the Kirklees Local Plan Local Strategy and Policies (Adopted 27 February 2019), which seeks to put good design at the core of all proposals which respects and

enhances the character of the area. There would also be conflict with the House Extensions and Alterations SPD (June 2021) which has similar objectives, and in respect of side extensions, requires them to be located and designed to minimise the impact on the local character of the area. These policies and guidance are consistent with the provisions of the National Planning Policy Framework, which attaches great importance to good design and requires development to respect local character.

Conclusion

6. The proposal conflicts with the Development Plan taken as a whole. There are no other considerations which indicate a decision other than in accordance with the Development Plan. The appeal is therefore dismissed.

D Barlow

INSPECTOR