

Town and Country Planning Act 1990

Refusal of Full Planning Permission

the UDPR, Bramhope Conservation Area Appraisal and Management Plan and the NPPF.

- 3) The Local Planning Authority considers the proposal along with the lack of information regarding staff and child numbers being provided, will result in a detrimental impact on highway and pedestrian safety through an intensification of the use of the site, increased comings and goings, lack of on site parking provision and increased indiscriminate on street parking, lack of pavement and pedestrian crossing facilities. Therefore the proposal is contrary to Policies P10 and T2 of the Core Strategy, saved policies GP5 of the UDPR, the Transport SPD and the NPPF.
- 4) The Local Planning Authority considers that due to the lack of drawn existing and proposed elevations, existing floor plans and information regarding staff and child numbers, insufficient information has been provided regarding the design and appearance of the proposed extensions and the operation of the business to ensure good design and sufficient parking provision is achieved and to assess its impact on character and appearance, in relation to neighbouring dwellings, streetscene, conservation area and locality. The development is therefore contrary to Policy P10, P11 and T2 of the Core Strategy, saved Policies GP5, BD6, BC7 and N19 of the UDPR, the Transport SPD, Bramhope Conservation Area Appraisal and Management Plan and the NPPF.

For information:-

- 1) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was sought and advice was given, including (where appropriate), outlining amendments to achieve an acceptable scheme. The submitted application did not reflect the advice given and was clearly contrary to the provisions of the Development Plan and consequently no further discussions took place as it was considered they would be unproductive for all parties.

Applicants are requested to remove any site notices related to this application from outside the property to which the application relates.

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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, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **six months** of the date of this notice (or within **28 days** if a valid Enforcement Notice exists for the same or substantially the same development). You should use a form which you can obtain from www.gov.uk/appeal-planning-decision or by email from enquiries@planninginspectorate.gov.uk or by phoning 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.

You must send one copy of the completed form to planning.appeals@leeds.gov.uk or Appeals Administration, Development Management, Leeds City Council, Merrion House, 110 Merrion Centre, Leeds, LS2 8BB as well as to the Planning Inspectorate at the address on the form.

If you intend to submit an appeal that you would like examined by inquiry, you should notify the Local Planning Authority (planning.appeals@leeds.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) of your intention to appeal a minimum of 10 working days before the appeal is submitted to the Planning Inspectorate.

The notification form and further guidance is available at www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal