

Subject: Re: Planning Inspectorate APP/Z4718/D/16/3161063: 107 Thornton Lodge Road, HD1 3SB

Morning

Please find below the statement we thought was on the original appeal form.

Regards

Peter Holleworth

The proposed rear extension consists of a single storey kitchen/ dining room and a small 1st floor bedroom. The single storey extension has current planning permission as a 'larger extension' application number 2016/91895. As this work has not started it had to be included in the application but it has been confirmed by Kirklees Planning that the refusal was based purely on the 1st floor extension. A similar application had been submitted on a property to the rear of the appeal site number 174 Springdale Street. A 'larger extension' had previously been approved application number 2015/92818, and then a 3 metre 1st floor extension was added to the scheme and planning consent gained - app. no 2015/93468. The 1st floor extension creates a small bedroom which the family require because at present they have inadequate bedroom space. The bedroom is positioned away from the rear by properties to the South to reduce its impact. There is already a large 2 storey extension to the adjoining house number 105, Thornton Lodge Road, and the roof level on this is much higher than that on proposed extension. Page 2 of 5 There is an existing 1st floor window to number 105 Thornton Lodge Road, which will be affected, as it will be between the proposed extension and the existing large extension to 105. This room though is only a bathroom, with obscure glazing, and the neighbours have not objected to the proposals. The eaves levels on the existing and proposed extension are lower than that of the original house, which will reduce the effect.