

Kirklees Council
Planning Services
P. O. BOX B93
Civic Centre 3
Huddersfield
HD1 2JR

Mrs Julia Moorhouse
43 Bishops Way
Durker Roods
Meltham
Holmfirth
HD9 4BW

Date: 2nd May 2017

Dear Sirs,

Re: Proposed Single Storey Rear Extension to rear of Existing House at 107 Mill Moor Road, Meltham, Holmfirth

Please find enclosed the submission fee cheque for the sum of £86 to accompany the application submitted online via. The Planning Portal ref: PP-05988786 (Lawful Development Certificate).

We have submitted plans showing the relevant part of the dwelling house as existing and a drawing showing a proposed single storey rear extension, which we believe is allowable as permitted development. We have also submitted the site plan to show the proposals in relation to the existing house, neighbouring properties and site boundary's.

We believe that the proposals submitted are within the required criteria for permitted development due to the following reasons;

Class A -The enlargement, improvement or other alteration of a dwelling house.

1. None of the application site is designated land.
2. The proposed extension does not exceed 50% of the total area of land around the original house.

Total area of land = 108.13m²

Total area of existing buildings = 42.6m²

Total area of land around original house = 65.53m²

Total area of proposed extension = 6.6m² (Max. 10%)

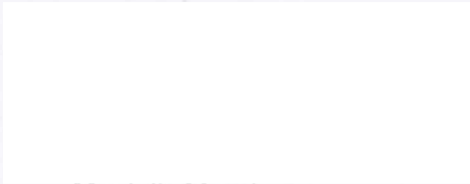
3. The proposed extension is not forward of the principal elevation, side elevation or on an elevation that fronts the highway. (rear extension)
4. The stonework, rainwater goods and roofing materials will be similar in appearance to those on the existing house. The proposed windows and door will match the existing dwelling.
5. The proposed single storey rear extension will be no higher than the highest part of the existing roof.
6. The proposed single storey extension does not extend beyond the rear wall of the original house by more than 3m
7. The roof pitch of the proposed extension will match that of the existing house.
8. The proposed single storey rear extension will have a maximum overall / ridge height of 4m
9. The proposed single storey rear extension will have a maximum eaves height of 3m.

10. The property has not had its permitted development rights removed.

In order for the proposals to have veracity from the Council prior to construction, we therefore enclose an application for a lawful development certificate for a proposed development, for determination by the Council.

Please do not hesitate to contact us if you require any further clarification or information regarding the proposals.

Yours faithfully,



Mrs Julia Moorhouse.

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We believe that the proposals submitted are within the required criteria for permitted development due to the following reasons:

Class A - The enlargement, improvement or other alteration of a dwelling house.

1. None of the application site is designated land.
2. The proposed extension does not exceed 50% of the total area of land around the original house.

Total area of land = 108.13m²
Total area of existing buildings = 43.6m²
Total area of land around original house = 65.23m²
Total area of proposed extension = 6.6m² (Max. 10%)

3. The proposed extension is not forward of the principal elevation, side elevation or on a side elevation that fronts the highway. (rear extension)
4. The stonework, rainwater goods and roofing materials will be similar in appearance to those on the existing house. The proposed windows and door will match the existing dwelling.
5. The proposed single storey rear extension will be no higher than the highest part of the existing roof.
6. The proposed single storey extension does not extend beyond the rear wall of the original house by more than 3m
7. The roof pitch of the proposed extension will match that of the existing house.
8. The proposed single storey rear extension will have a maximum overall ridge height of 4m
9. The proposed single storey rear extension will have a maximum eaves height of 3m.