Hannah Halstead

From: Nick Goddard
Sent: 05 September 2017 09:22
To: DCAdmin
Cc: Katie Wilson
Subject: RE: 2017/62/91703/E 6 Lydgate Road, Shepley

Morning Katie

I've been back out to site and reviewed the information you have been sent. I wish to update my comments as below.

The first thing to point out to the owners and applicant is that the area protected by the TPO is a woodland designation and therefore all trees of any size are protected. That said, the trees that will be affected by this appeared to be a mix of elm and ash saplings.

The information provided does satisfy me that the amenity value of the group will not be affected and that the extension can be constructed without causing any significant harm. I would however like it to be noted that no pruning of the retained trees has been specified, nor should it be required in order to construct the extension. Any works to trees in the woodland will therefore require consent from ourselves via the usual process of a tree work application.

I would like to withdraw my objection to the proposals.
Kind regards

Nick Goddard
Arboricultural Officer

T: 01484 414909
Email: trees.planning@kirklees.gov.uk
Web: www.kirklees.gov.uk/trees

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Planning
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HD1 2JR

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From: Katie Wilson
Sent: 30 August 2017 14:20
To: Nick Goddard
Subject: FW: 2017/62/91703/E 6 Lydgate Road, Shepley

Hi Nick,

Arb statement for the above site as discussed. Thanks

Web details below:

http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f92155

Katie

From: x x [mailto:plans123@outlook.com]
Sent: 29 August 2017 11:32
To: Katie Wilson
Subject: 2017/62/91703/E 6 Lydgate Road, Shepley

Good Morning Mrs Wilson,

Further to prior communication please find attached a full response to the points raised by yourself in relation to the proposed side extension at 6 Lydgate Road, Shepley.

1. Please find attached a document produced by YW in relation to No.6 Lydgate Road, Shepley. The document dated November 21st, 2016 confirms that the main sewer runs in the middle of Lydgate Road. Please make reference to:

   page 9 question 3.2 - no mains or discharge pipes within the boundaries
   page 19 - No objections on a build over agreement based on the questions raised.
   page 24 & 25 - Maps indicating the location of water mains and foul sewer in the main road.

   It is deemed that the proposed extension will not affect any existing sewers, mains or watercourses.

2. Please find attached Arboricultural method statement.

3. Strategic drain approval - I feel that this is covered in the attached YW document. The proposed drainage (surface water only) is planned to connect into the existing above ground surface water system on site. No new foul drainage is to be installed.

4. The design of the extension is proud of the building to provide the required floor area without having to affect the rear side ground floor window and require any changes to the existing stone boulder retaining wall that curves from the rear retaining wall round into the garden.
The extension sits a mere 1500mm proud of the front with the sloping roof immediately falling back towards side elevation.
The extension design makes it a slave to the main house and appears as an extension. It is felt that if the extension was flush the walling would be built continuous (toothed into existing) and appear original to the house.

I hope the above answers all of you concerns.
I look forward to hearing from you.
Thank you.