Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: Hannah Thickett

Tel: 01484 221000
Fax: 01484 221613
Email: hannah.thickett@kirklees.gov.uk

Paul Kemp
Service Director
Economy, Regeneration and Culture

Steven Astridge,
Walkers Windows
Trafalgar Mills
Leeds Road
Huddersfield
HD2 1YY

Date: 01-Feb-2018
Our Ref: 2018/90215

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 – SCHEDULE 2, PART 1, CLASS A.1 (g)
AT: 12, Hillside View, Linthwaite, Huddersfield, HD7 5SZ
Prior notification for single storey rear extension

I refer to your submission of details relative to the proposed extension as described below for the above property and as submitted on 18-Jan-2018.

The proposal is for erection of single storey rear extension. The extension projects 3.2m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.1m, the height of the eaves of the extension is 2.1m

It has been determined that the proposal is not acceptable and prior approval is hereby **Refused** for the following reason(s);

> The proposal does not qualify for the criteria of permitted development as the enlarged part of the dwellinghouse would have an overall height greater than 4 metres. Whilst the plans submitted shows the proposed extension would be built in-line with the original ground floor of the dwellinghouse, due to the topography of the land directly adjacent to the rear of the property, the extension would need to be raised by 2.4 meters giving an overall height to the extension of 5.5 meters This would therefore exceed the limitations set out in the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

Appeals to the Secretary of State

If you are aggrieved by the decision of the Local Planning Authority to refuse details of the proposed development, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 within **twelve weeks** of the date of issue of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at

Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

https://acp.planninginspectorate.gov.uk. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.
The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Please note, only the applicant possesses the right of appeal.

Notes to Developer

Customer Feedback

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Simon Taylor
Head of Strategic Investment