



12th September 2018

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Conversion of Day Nursery to Ancillary Dwelling and
First Floor Extension and Formation of Car Parking, at
65 Rowley Lane, Almondbury, HD8 0JG**

Please find enclosed a planning application for the conversion of a Day Nursery to ancillary dwelling and first floor extension and formation of car parking at 65 Rowley Lane, Almondbury.

In 2012 planning permission was granted for the change of use of under-dwelling to mixed day nursery and dwelling (Ref 2012/93309). This current application seeks to reverse the previous planning consent, and restore the lower ground floor to residential use for a dependant relative. The proposed development also includes a first floor extension to provide a dressing room and en-suite bathroom for the master bedroom.

The proposed development includes three additional car parking spaces, to enable easy access from the parking area to the entrance of the main dwelling at the front of the house. The existing parking area to the rear of the property will be maintained but used for parking and amenity space for the ancillary dwelling.

The proposed development will see a reduction in the level of traffic visiting the property on a daily basis, which will have a positive impact on highway safety.

The proposed development accords with local and national planning policy.

I hope you agree that the attached drawings are sufficient for you to validate and subsequently approve this planning application.

For and on behalf of Acumen Designers & Architects Ltd

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI