



Our Ref: 19D01

3rd June 2019

Kirklees Council

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

Dear Sirs,

Re: Proposed single storey rear extension at 29 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL.

We have recently withdrawn the previous Certificate of Lawfulness Application reference 2019/91169 further to correspondence with the planning officer.

We now submit updated forms (Date) and plans showing the 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 a location and block plan to show the proposals in relation to the existing house and site boundaries.

We also attached the recently approved notification for prior approval for a proposed larger home extension reference: 2019/91197

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.
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 single storey rear extension does not extend beyond the rear wall of the original house by more than 6.2m. (Neighbour Consultation Scheme)
5. The maximum height of the single storey rear extension will be 4.0m. (Ridge)

6. The maximum eaves height within 2m of the boundary will be 2.3m.
7. The materials will be similar in appearance to those on the existing house.
8. The proposed extension's eaves & ridge height are to be no higher than the original house.

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,

Joe Hobson.

joe@hobsonarchitectural.co.uk
07854786596

For and on behalf of;

