HOBSON ARCHITECTURAL

Our Ref: 19D04

12th August 2019

Kirklees Council

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

Dear Sirs,

Re: Proposed loft conversion and rear dormer extension at 14 Spring Street, Slaithwaite, Huddersfield, HD7 5HN.

We hereby submit plans showing the house as existing and a drawing showing a proposed loft conversion and rear dormer extension, which we believe is allowable as permitted development.

We have also submitted an OS / location & block plans to show the proposals in relation to the existing house and site boundaries.

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

Class C – Other alterations to the roof of a dwelling house

1. The volume allowance of 50 cubic metres for semi-detached houses will not be exceeded. (Approx. volume of additional roof space = 11.25m³

2. There will be no extension beyond the plane of the existing roof slope on the principal elevation that fronts the highway. (Spring Street)

3. There will be no extension higher than the highest part of the existing roof.

4. Materials are to be similar in appearance to the existing house.

5. There will be no verandas, balconies or raised platforms.

6. There will be no side-facing windows.

7. The rear dormer extension will be set back from the existing eaves by a minimum of 200mm.

8. The rear dormer extension will not overhang the outer face of the wall of the original house.

9. The 2no. new rooflights do not protrude more than 150mm beyond the plane of the existing roof slope.

10. The 2no. new rooflights are no higher than the highest part of the roof.

11. The 2no. new rooflights are above 1.7m from F.F.L.

12. The dwelling house is not situated in a designated area.

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,

redacted

Joe Hobson.

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For and on behalf of;

HOBSON ARCHITECTURAL