

HG/JC/2672

19th January 2021

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Erection of One Dwelling on Land Adjacent to 18 Wells Road,
Thornhill, Dewsbury, WF12 0LE.**

Please find enclosed a planning application for the erection of a detached dwelling on land adjacent to 18 Wells Road, Thornhill, Dewsbury.

Planning permission was refused for a detached dwelling on this site in April 2008 (Ref:2008/90818). The applicant appealed this decision, but the Council's decision was upheld. The Council identified overdevelopment of the site and design issues, along with highways safety due to sub-standard off-street parking as being reasons for refusal. As second application for a revised scheme (Ref:2008/91750) was then approved for a single dwelling on this site.

The current proposal seeks to gain planning permission for a three-bedroom house. The proposed development is of modern design but to be built from traditional materials and has been designed to be less incongruous than the previously approved scheme. The proposed development includes two off-street parking spaces, which are sufficient to ensure there will no on street parking.

The proposed development will have no impact on neighbouring properties in terms of visual impact or residential amenity.

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

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI

