

HG/JC/2691

20th May 2021

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Erection of Detached Dwelling on land to the rear of 23 Fall Lane, and rear extension and replacement garage to 23 Fall Lane, Hartshead, Liversedge, WF15 8AP

Please find enclosed a planning application for the erection of a detached dwelling on the land to the rear of 23 Fall Lane, and a replacement single garage and rear extension to 23 Fall Lane, Hartshead, Liversedge.

The property at 23 Fall Lane comprises a detached dwelling with a rear garden that extends to 55m. The property at 23 Fall Lane sits in a row of 5 similar sized properties with large gardens, however a detached dwelling was granted planning permission and built in the land to the rear of 27 and 29 Fall Lane.

The site is large enough to accommodate a new dwelling whilst maintaining amenity space for the existing dwelling at 23 Fall Lane, as well as providing suitable amenity space for the proposed new dwelling. The new dwelling will be in excess of 27m from the rear of the existing dwelling and will reflect the proportions of the dwelling to the rear of 27 and 29 Fall Lane.

The proposed dwelling would be a two-storey, four bedroomed detached house, with a basement opening out to the front of the building. To the front of the building is a double garage, which due to the sloping nature of the site will be at basement level.

The properties on Fall Lane comprise a mix of predominantly 1980's detached buildings with a mix of stone, brick and render finishes. There is no strong character to the area in terms of appearance of the properties, so the proposed development comprises a contrasting modern design with blue slate roof, and white silicon render walls.

Access to the proposed dwelling will be via the existing access to 23 Fall Lane, with a new/extended private driveway running up the site of the existing dwelling at 23 Fall

Lane. To enable the construction of the new driveway the garage adjacent to the existing property at 23 Fall Lane will be demolished. The proposed development includes a new garage for 23 Fall Lane to the front of the property. There will be enough space for three vehicles to park adjacent to the garage and space for the vehicles to turn around within the curtilage. As well as the new garage, the proposed development includes an extension to the rear of 23 Fall Lane comprising a ground floor extension including a sitting room and dining kitchen, as well as a new master bedroom to the first floor. The rear extension will be constructed from materials to match those used in the existing dwelling.

We believe the proposed development accords with local plan policy LP 24 and the Council's recently adopted residential design guidelines. The proposed development does not impact on the privacy or residential amenity of 23 Fall Lane or the adjacent residential properties.

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

