

HG/JC/2582

22nd February 2022

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Formation of External Terracing and Grading of Garden at
41 Lamb Hall Road, Longwood, Huddersfield HD3 3TJ**

Please find enclosed a planning application for the formation of external terracing and the grading of the garden at 41 Lamb Hall Road, Longwood, Huddersfield.

The applicant has recently purchased the property and carried out the proposed works without knowing that planning permission was required. After being approached by Kirklees Council, who explained that planning permission is required for that work, this planning application seeks to regularise the development that has started on site.

The garden to the rear of the dwelling slopes away to the southwest. Planning permission was granted for works that included a terrace to the rear of the property in April 2020 (Ref: 2020/90593). This application seeks to extend the approved terracing to the garden. This application also seeks permission to grade the extensive garden area to the rear of the dwelling. The grading creates two flat areas of lawn, separated by relatively small forty-five-degree slopes, all of which will be grassed.

The proposed development enables the garden area to have flat areas that are more suitable for a garden, providing play spaces for young families for ball games, as well as areas more suitable for sitting in deck chairs/sitting on a rug.

The site is within Green Belt, so the main consideration is whether the proposed development impacts on the openness of the Green Belt. Whilst the development looks extensive, when the site is grassed the visible impact of the grading will not be evident. Below are photographs of the site in the current state from the garden as well as from across the valley. Whilst the works are visible now, when the area is grassed over the works will not be visible. In particular photographs 3 and 5 show the prominence of the work, where the site is soil, but when grassed over there would not be a visible difference from how the site looked before the development.

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

Enc. Photos Below



Photograph 1 and 2: Looking south-west from the host dwelling:



Photograph 3 Graded land looking back to the host dwelling:



Photograph 4: proposed terracing:



Photograph 5: Site from across the valley:

