

Mr Hubert Lam
Development Control, Planning Department
Kirklees Council
Civic Centre 3
PO BOX B93
Huddersfield
HD1 2JR

Dear Mr Lam

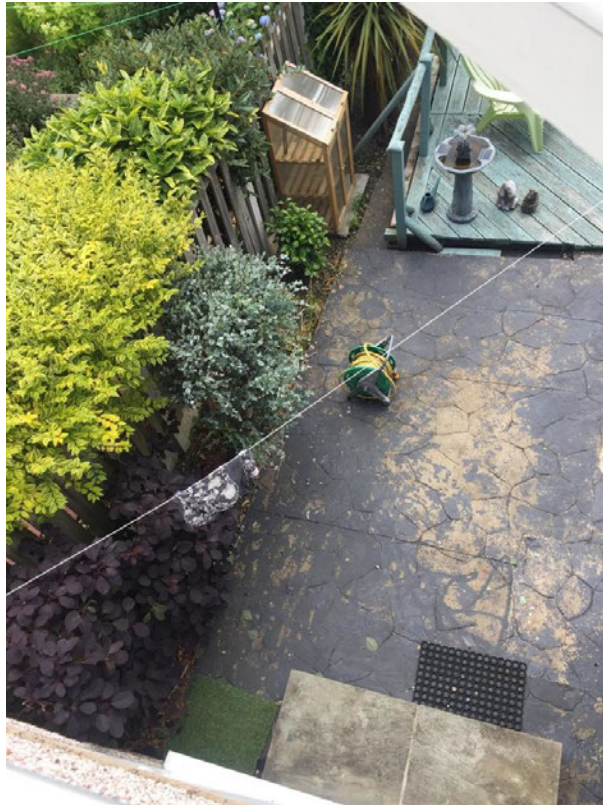
ERECTION OF SINGLE STOREY REAR EXTENSION AND ALTERATIONS (WITHIN A CONSERVATION AREA) AT 15 CLEVELAND ROAD – PLANNING REF: 2022/62/91044/W

I am the applicant in relation to the above quoted planning application and I write in response to comments received from No. 13 Cleveland Road, Huddersfield (my next door neighbour). Prior to sending this letter I sought professional planning advice from an accredited chartered town planner.

The proposed single storey extension has been carefully designed by my project architect and it will not lead to a significant loss of light to the neighbouring property or garden at No. 13.

I have the following comments to make in response to the above noted letter:

1. There is an existing hedgerow and shrubbery in between the two properties and the height of this exceeds 6ft, (yellow hose indicates where outer wall of extension would be located) see the photograph below. The proposed extension will not be much higher than this existing vegetation. This is a material planning consideration.



2. There is an existing fence in between the two properties. The proposed extension will not be much higher than this existing fence, which already limits the intervisibility between the two properties quite significantly. This is a material planning consideration.
3. The general permitted development order provides for a rear extension to be built off an original rear wall, it would be possible to build off part of the original rear wall of No. 15 Cleveland Rd and to extend 3 metres in depth; this would not require any form of planning permission. This is a fall-back position and indeed a material consideration in the determination of this planning application.
4. The council's adopted House Extensions and Alterations SPD (adopted June 2021) does not prohibit single storey rear extensions, it simply asks that they are designed carefully to ensure that their height and windows do not harm the privacy of any neighbours. In this case there will be no windows which directly overlook the garden of No. 13 Cleveland Road and the height will not exceed 4 metres.

There are no legitimate material planning considerations to justify the refusal of my planning application and I trust that the application will be determined swiftly as it is now significantly out of time.

Kindest regards