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Kirklees MC – Planning & Development Management
PO Box BP3 CC3
High Street
Huddersfield
HD1 2JR
FAO Mr John Holmes

Your ref: 92185
Our ref: 4081/Fixby

19 August 2022

BY EMAIL ONLY: dc.admin@kirklees.gov.uk

Dear Sir

2022/62/92185/FU – Variation of condition 2 (plans list) of permission 2021/91239 amending the design of windows, garage space as habitable room, insertion of roof light to northern elevation and incorporation of second floor within the roof space Birkby Road, Huddersfield, HD2 2DN

Comments were submitted in respect of the above application at the end of June raising several concerns about the proposals and the consequences for the Diocesan property at 9 Valley Head, Fixby, HD2 2DH.

In response to those initial comments, it is noted that a revised elevational drawing has been submitted and posted onto the Public Access platform, around 10 August 2022. This addresses the point raised that the elevations have been mislabelled.

However there seems to be no action in respect of the first-floor balconies, the concerns of which remain. It would be welcomed that the drawing is amended to respond to the requirements of the existing permission where there is a requirement for obscure glazing.

A latter point referred to the loss of garaging and storage for domestic and garden paraphernalia which arises from the conversion of the existing garage along with the loss of the proposed garaging within the main residential unit. The intensification of residential use raises issues for the Diocese with concerns about potential impacts on the woodland belt between No 410 and the Diocesan property at Valley Head.

In conclusion, the Leeds Diocesan Board of Finance considers that there are relevant concerns regarding the material submitted and would like to see these recognised and addressed before the application is determined.

If further changes are proposed to the application, we would welcome the opportunity to comment further.

Yours faithfully