To:- Kirklees Council Planning Department

Re:- Refusal of permission for development

Application Number: 2021/62/92507/W

Demolition of existing conservatory and erection of single storey extention at

168 Lockwood Scar, Newsome, Huddersfield HD4 6EA

Dear Sirs,

Following an appeal to the Secretary of State and a subsequent site visit by

Martin H Seddon BSc MPhil Dip TP MRTPI an Inspector appointed by the Secretary of State

a decision was published on the 8th of June 2022 allowing the appeal and granting planning permission **Appeal Ref: APP/A4718/D/22/3291677**

As the appealants and residents of 168 Lockwood Scar, we are advised to liaise directly with the Planning Department on two issues relating to the granting of the appeal.

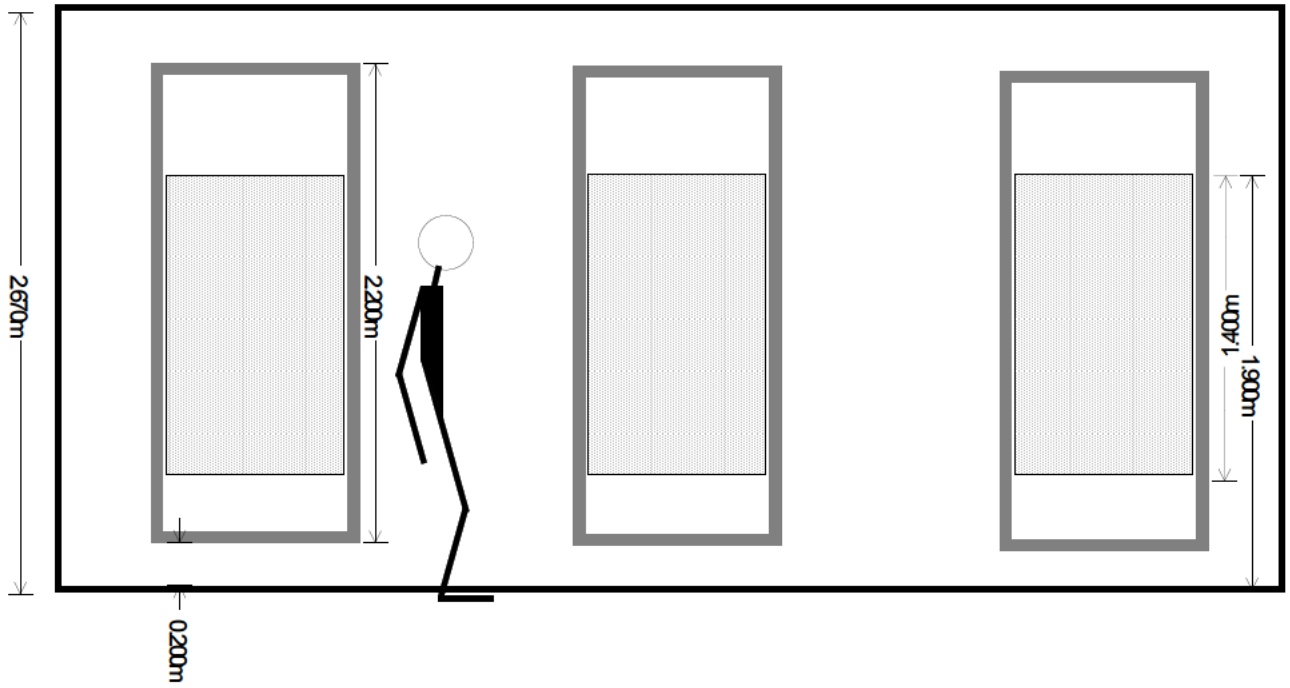
The first issue refers to the three windows facing in the direction of the neighbouring property at 170 Lockwood Scar and the privacy of our neighbours living at that address.

It has been proposed that appropriate frosting/obsucring of the windows in question be put to the Planning Department for approval.

The method we would propose to employ in order to meet this requirement, would be the application of an opaque/frosted window film specifically manufactured and retailed for the purposes of providing privacy.

This film would begin part way above the base of the window glass and extend upwards to beyond eye level (to 1900mm above floor) providing an obscured area to the natural viewing section of each of the three window panes.

The illustration below together with actual examples of the film in use hopefully indicate the use/purpose of the product to the satisfaction of the Department.





(Above) Example of privacy film in use.

Whilst two of the three walls of the extension border only onto our own property (rear garden/deck area) we are aware that the third wall borders onto the council owned land currently used by our neighbours at 170 Lockwood Scar.

This particular elevation remains unfinished at the time of writing due largely to the appeal process and the need to arrange access with the council to complete the rainscreen cladding.

The Planning Department has pointed out that the finish (colour) does not relate to the colour scheme of the main part of the building. In granting the Appeal, the Secretary of State's Inspector

directs us (the residents of 168 Lockwood Scar) to agree an appropriate colour deemed acceptable to the Department.

It is our proposal, to finish the exterior façade abutting the council land at 170 Lockwood Scar, in a timber cladding, painted in Anthracite to match the timber cladding featured on the front of the property. That said, it is impossible to view the front of the property and the rear of the property at the same time and both the Council and the Secretary of State's Inspector acknowledge that the extension, located where it is, has no impact of the Street Scene.



(Above) current decorative finishes at 168 Lockwood Scar – Street facing façade.

We hope that the recommendations above find favour with the Council and that we can bring this project to completion over the coming months.

We understand that the Planning Department will require time to consider the above and we remain open to discuss whatever options may arise from consideration of these recommendations.

As we understand it, the Secretary of State has timetabled the period for consideration of the above at one month from our submission for the recommendations.

Owing to the onset of the holiday period, we would request that the Council's response and/or any associated communications, be undertaken via email as we might not be in the UK to receive communication by post. We would also be happy to partake in telephone communication (mobile coverage permitting!) should a conversation be deemed preferred/appropriate.

Redacted

Yours faithfully

John & Helen Mathers

168 Lockwood Scar, Newsome, Huddersfield HD4 6EA