



Kirklees MBC
Planning Department

11th November 2022

Dear Sir / Madam,

Proposal: Single storey rear extension - Application to determine if prior approval is required for a proposed: Enlargement, improvement or other alteration of a dwellinghouse. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A.

Location: 109 Kaye Lane Almondbury Huddersfield HD5 8XT

Please find attached the planning portal submission for the proposal as stated above. The following information has been included:

1. Completed Planning Portal Planning Application Form;
2. Site Location Plan;
3. Site Layout Plan;
4. Existing elevations;
5. Proposed Elevations and Floorplans; and
6. Visualisations.

Legislation

In order of the criteria as listed under Class A we can confirm the following key points:

- The proposal is for a single storey rear extension;

- The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- The height of the part of the dwellinghouse enlarged does not exceed the height of the highest part of the roof of the existing dwellinghouse;
- The height of the eaves of the extension does not exceed the height of the eaves of the existing dwellinghouse;
- The enlarged part of the dwellinghouse does not extend beyond a wall which forms the principal elevation of the original dwellinghouse and does not front a highway and forms a side elevation of the dwellinghouse;
- The extension does not extend beyond the rear wall of the house by more than 8 metres or exceed 4 metres in height;
- The enlarged part of the dwellinghouse does not have more than a single storey;
- The enlarged part of the dwellinghouse does not exceed 3 metres in height (to eaves);
- The enlarged part of the dwellinghouse does not extend beyond a wall forming a side elevation of the original dwellinghouse;
- The development does not consist of the construction of a veranda, balcony or raised platform or the installation of a microwave antenna, the installation of a chimney or any alterations to the roof of the dwellinghouse; and,
- The dwellinghouse was not built under Part 20 of the Schedule (construction of new dwellinghouses).

In designing the proposal, we have considered impacts on residential amenity of neighbours and the external appearance of the dwelling. we comply with all other stated aspects of Class A conditions.

I look forward to receiving the validation of this application and details of the nominated case officer. Should there be any matters you would wish to discuss or if I can be of any further help during the validation process, please do not hesitate to contact me on the details provided.

Yours sincerely,

Mr Sam Dewar BSc MA
Director
DPA Planning Ltd
