

HG/JC/2787

14th April 2023

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

Erection single storey rear extension and basement to rear of 2 Reinwood Avenue, Lindley, Huddersfield HD3 4DP

Please find enclosed a planning application for the erection of single storey rear extension with a basement at 2 Reinwood Avenue, Lindley.

The proposed extension will extend 4m to the rear of the property and whilst this may not accord the Council's Householder Extension SPD, we should point out that single storey extensions of upto 6m are considered acceptable subject to a prior approval application to the Council.

In this instance a prior approval application would not be appropriate as the development includes a sub-terranean basement. However, a householder planning application will include a neighbour notification letter, as would be the case with a prior approval application, and therefore should be able to identify any concerns from the neighbours in the same way as a prior approval application. We therefore believe that this application should be assessed in a similar manner to a prior approval application for a larger single storey rear extension. The sub-terranean part of the building will not have any impact and residential amenity.

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