

HG/JC/2796

18th August 2013

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Certificate of Lawful Development: Rear extension and Garden Rooms at 56
Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER.**

Please find enclosed a Certificate of Lawful Development for proposed development at 56 Greenhill Bank Road, New Mill. The proposed development comprises a two-storey rear extension, a single storey side extension to create a domestic garage and 3 no. garden rooms to create a gym, a home office and children's play room.

Rear extension.

The proposed development comprises a rear extension that is development permitted by Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, as;

- a) The original dwellinghouse has not been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule.
- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- c) The height of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the highest part of the roof of the existing dwellinghouse.
- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the eaves of the existing dwellinghouse.
- e) The enlarged part of the dwellinghouse will not extend beyond a wall which;
 - i) forms the principal elevation of the original dwellinghouse; or
 - ii) fronts a highway and forms a side elevation of the original dwellinghouse.

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- f) N/A
- g) N/A
- h) The enlarged part of the dwelling will have more than a single storey but will not;
 - i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, nor
 - ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.
- i) Where the enlarged part of the dwellinghouse is within 2 metres of the boundary of the curtilage of the dwellinghouse, the height of the eaves of the enlarged part will not exceed 3 metres;
- j) the enlarged part of the dwellinghouse will not extend beyond a wall forming a side elevation of the original dwellinghouse and would-
 - i) exceed 4 metres in height,
 - ii) have more than a single storey, or
 - iii) have a greater width than half the width of the original dwellinghouse
- k) The proposed development will not consist of or include
 - i) the construction or provision of a veranda, balcony or raised platform,
 - ii) the installation, alteration or replacement of a microwave antenna,
 - iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - iv) an alteration to any part of the roof of the dwellinghouse.

Side Extension

Garden Room/Gym

The proposed development comprises a Gym/Garden Room that is development permitted by Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class E as;

- a) The original dwellinghouse has not been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule.
- b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- c) any part of the building, enclosure, pool or container will not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

- d) the building will not have more than a single storey;
- e) the height of the building, enclosure or container will not exceed—,
 - i) 4 metres in the case of a building with a dual-pitched roof
 - ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - iii) 3 metres in any other case;
- f) the height of the eaves of the building will not exceed 2.5 metres;
- g) the building, enclosure, pool or container is not situated within the curtilage of a listed building;
- h) it will not include the construction or provision of a verandah, balcony or raised platform;
- i) it does not relate to a dwelling or a microwave antenna; or
- j) N/A

It is considered that the proposed rear extension and garden rooms meet the criteria set out within Schedule 2, Part 1 Class A and E respectively, and it is therefore respectfully requested that the Certificate of Lawful Proposed Development is granted.

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI

