

## Appeal Statement

Appeal by C. Bywater in respect of the refusal of planning permission for rear extensions at 20 Reinwood Ave, HUDDERSFIELD, GD3 4DP

Application Reference 2023/62/93035/W

Date of Submission 23 October 2023, Refused 14 December 2023

The proposal is to extend the existing semi-detached dwelling to form additional living accommodation in a part single storey, part two storey form. The existing property falls within a popular residential district of Huddersfield. The property is situated at the end of a residential close consisting of similarly designed properties. The design is consistent with the design of the construction period and forms a popular dormer style design typical of the construction period of circa 1960. The host property sits on the boundary of extensive school fields, designated as Urban Green Space on the Kirklees Local Plan.

The submission relates to extensions to the rear of the property only. Our submission was based upon a need to provide additional accommodation whilst protecting neighbouring properties. It is noted that there are no objections from neighbours despite individual consultation. The rear of the property is completely isolated from view save from the adjoining school classrooms, a considerable distance from our submission. The existing rear consists of flat roofed dormer extensions and single storey projections. To protect any perceived detriment to the neighbour the proposed two storey element was set in from the boundary to protect any overshadowing or impact.

The Local Authorities reasons appear prejudicial against the use of a flat roof, and yet the Adjoining school designed by the Local Authority reflects this form of design. Our submission is based upon the need to provide additional living accommodation, specifically bedroom space. The submission is considered to follow existing design principles and its scale and use of materials that is deemed consistent with the host property. A major reason for the applicants to purchase the property was a desire to live near close relatives. Mrs Bywaters parents live only doors away and provide care for the applicant's young son and family assistance. Both the applicants work from home along with caring for their son. In recent times their son has had extensive heart surgery which of course has taken a toll on both parents and their family and led to the decision to provide additional living accommodation. This accommodation will enable a better work/life environment and provide necessary accommodation for the future and yet retain the facility for grandparents help.

It is respectfully submitted that the Councils reason for refusal is unsubstantiated. The applicants rear garden is substantial and the two-storey extension is considered proportional to the existing property. The extensions are below the existing ridge line and would be unseen from any neighbouring property. The visual amenity would be unaffected, and neither would the original character of the host property. It is respectfully submitted that the applicants could, subject to approval, erect a 6m rear flat roofed extension under Prior Notification with a significant greater impact upon the neighbours and perceived detriment.

In conclusion we respectfully submit that the Councils reasons for refusal are unfounded and that our submissions are consistent with the National Planning Policy Framework. We respectfully request that the Inspector allow our appeal and approve our submissions.