



ABHI ROSE

Care at Heart

Planner – Development Management
Planning and Development Service
Growth & Regeneration
PO Box 1720,
Huddersfield,
HD1 9EL

18th September 2023

Dear Sir/Madam

Re: Planning Application 478 Huddersfield Road Dewsbury WF13 3EP

We are submitting a further planning application in a further attempt to add space to our current property as we currently run our care business from our home which has reduced space from our living area.

From your records you will see that there have been various applications and some of the refusal reasons have for us been partly unjustifiable. It is our opinion that some of the planning policies remain outdated and we have noticed that planning permission is dependant on the planning officer as our neighbours built three houses in their garden overlooking our property. In addition, the houses have been registered as HMO's and we are unable to sit privately in our garden! I would really appreciate your time if you were to come and view the situation that we are faced with this construction, and you will see that what we are asking for is totally reasonable. When our architect at the time questioned the planning department for this, we were told that according to planning principles and policies, planning should not have been passed for the three houses! Its just disheartening to know that very often there are no standard practices with planning and that ideas and decisions do fluctuate according to the allocated planning officer.

We are now submitting a further planning application with amendments due to the previous application being refused once again. We have reduced the size of the extension as requested by planning. Part of the application is to change the use of the garage which is part of the extension. What I do not understand is that that the double garage already exists against the neighbour's boundary wall and has existed since the 1980's. However, the adjoining rear extension that will be attached in the front of the garage has been requested to be shorter due to planning policies! This makes the extension shorter than the garage and deems the entire rear extension non symmetrical. In view of this, I would really appreciate and welcome some time to discuss the situation for the chance to explain our thoughts and wishes which are not unreasonable at all.

Thank you for your time.

Yours sincerely

Anita Burman
Director