

Statement of Appeal against decision (Refusal) on Planning Application - 2023/62/93255/W (Kirklees Council)

Name: Mr. Khalid Sheikh

Address:

**15 Clara Street,
Huddersfield,
HD1 6EN**

Introduction:

On 20th December 2023 Kirklees Council refused the planning application 2023/62/93255/W = Extension forward of the principal elevation and associated alterations (modified proposals).

Previous Planning Application 2023/62/90778/W - Extension forward of the principal elevation and associated alterations (retrospective) was also refused on 06th July 2023.

Appeal is against Kirklees Council's decision against the planning application that was made as we believe the application should be approved as the design has significantly changed and reduced in size to not affect neighbouring properties and the local area. To suit the existing house and in line with the existing house by using the same materials.

Attached Documents:

- Planning application form
- Location Plan
- Proposed Planning plans
- Decision Notice
- Climate Change statement
- Appeal Statement

Appeal:

The appeal is lodged as Planning should be granted:

Grounds of Appeal:

Impact on Visual Amenity

- The front garden of the appeal property is enclosed by substantial fencing to all 3 sides. Majority of the structure will be hidden from view.

- The extension is a reduced lightweight structure constructed from stone to match the existing property and matching with the area. With only two windows to the front elevation and one entrance door. Along with 2 vellum windows.
- All materials to match the existing house including stonework, roof tiles and uPvc windows/door.
- Previously was a porch (approx 1metre by 1.2metre on the property as do a few other houses in the locality.
- Such its prominence in the street scene is reduced and matches with the area & will not look out of place

Impact on Neighbours:

No concerns/complaints were raised by neighbouring houses. This was raised in the last application. This application is for a reduced size structure that is mainly stone structure. No windows on either side so there is no overlooking into neighbouring properties.

Highways:

No concerns were raised with highways & there would be no impact to highway safety.

Representations/Comments:

No representations were made. No concerns from any neighbouring properties.

Climate Change/Air Quality:

Due to the small scale of development no concerns were raised and it would not impact the climate change

Bin Collections and other amenities:

Nothing will be affected with the proposed structure.

Khalid Sheikh

27 December 2023