ACUMEN
Designers & Architects

HG/JC/2796

23rd April 2024

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Erection of single storey and two-storey extensions, replacement garage and associated works at 2 Broadfields, Slaithwaite, HD7 5UD**

Please find enclosed a planning application for extensions to 2 Broadfields, Slaithwaite.

Planning permission (ref: 2022/92520) was refused in March 2024, after which the proposed scheme has been amended whilst liaising with Council's Development Manager Group Leader.

In an email to her dated 25th March, it was explained that reducing the ridge height of the first floor extension would be difficult from a structural point of view, however since that email exchange we have found a solution to allow us to reduce the ridge height, which is shown on the accompanying plans. We have also set in the two-storey and single storey extension in from the side elevation as well as the other recommendations set out in her email dated 10th April 2024.

Material to this planning application is a Certificate of Lawful Development that was granted in October 2023 (Ref:2023/CLD/92496). This establishes that the principal elevation is the west facing elevation as well as establishes a quantum of development that can be achieved on the site. This creates a legitimate 'fall-back' position against which any impact on the openness of the Green Belt should be assessed.

The site is within Green Belt, however the proposed development accords with paragraph 154(g) of the National Planning Policy Framework, as the proposed development comprises the partial redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the existing development, which is the fall-back position established by the CLD. The quantum of development contained within this planning application is significantly lower than the 'fall-back' position.

The proposed development also accords with paragraph 154(c) as the development comprises the extension and alteration of a building that does not result in disproportionate additions over and above the size of the original building.

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