

From: The Molloy's ^{Redacted} <[Redacted]>
Sent: 08 May 2023 11:51
To: Charlotte Dixon <Charlotte.Dixon@kirklees.gov.uk>
Subject: Re: COMP/21/0286 6-8 Giles Street

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Good Morning

I trust this email finds you well.

I am sure you recall this case of non compliance to the planning permissions given. It ended when the party would not erect a 1.8m fence, which was approved at planning stage, but deemed de minimus by your good selves. We now suffer a lack of privacy from both AirBNB 'guests' and residents, which we pointed out at the time, and was not present until the raising of the seating area.

If the planing permission to erect a 1.8m fence is still in place at the perimeter of the 'decking area', would we be able to erect our own fence that would be in line with this perimeter but on our abutted property, please; or would we need planing permission to do so? It seems logical that if you have given them the right to build the fence, we should have the right to do the same.

Regards

Steve Molloy

RE: COMP/21/0286 6-8 Giles Street

From: Charlotte Dixon (charlotte.dixon@kirklees.gov.uk)

To: [Redacted](#)

Date: Tuesday, 9 May 2023 at 09:40 BST

Good morning Mr Molloy,

I hope you are well.

The erection of a gate, fence, wall or other means of enclosure falls under Schedule 2, Part 2, Class A-gates, fences, walls etc, of [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#). This essentially means that subject to conditions, the erection of a fence doesn't require planning permission.

The conditions specify that if the fence is located adjacent to a highway, the fence can be a maximum of 1m in height. If the fence is not located next to a highway, then the fence can be a maximum of 2m in height. Therefore, if you would like to erect a 1.8m fence that is not located adjacent to a highway then you are permitted to do so.

Kind regards,

Charlotte Dixon

Planning Enforcement Officer - Development Management

Planning & Development, Economy & Infrastructure

PO Box 1720, Huddersfield, HD1 9EL



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Website: www.kirklees.gov.uk



Disclaimer: Any planning advice by email/letter/in person/telephone is informal and always subject to the formal written decision of the Council i.e. a planning permission and caution/independent legal advice is recommended before proceeding on the basis of any informal advice.

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