

RE: Ref COMP/23/0574

From: Jessica Irwin (jessica.irwin@kirklees.gov.uk)

To: Redacted, Redacted

Date: Friday, 19 January 2024 at 17:13 GMT

Good afternoon Steve,

Thank you for your e-mail,

As the fence is physically attached to the roof, this is considered an alteration to the roof. This is not permitted development as it protrudes more than 0.15 metres beyond the roof slope, and it also results in the highest part of the alteration being higher than the highest part of the roof. Due to this, the development requires planning permission. While the option is open for you to apply for permission retrospectively, my informal opinion is that this is unlikely to obtain permission.

If the development is not removed and no retrospective application is received, the Council will consider the expediency of taking further action. Should you decide to remove the fence, I am happy to discuss a reasonable timescale for this to be achieved. Regarding the submission of a planning application, I would expect this to be submitted within the next 21 days (9<sup>th</sup> of February 2024). Please confirm your intentions in your response.

Kind regards,

Jessica Irwin  
Planning Enforcement Officer - Development Management  
Planning & Development, Economy & Infrastructure  
PO Box 1720, Huddersfield, HD1 9EL

*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.*

**From:** The Molloy's Redacted, Redacted  
**Sent:** Thursday, January 18, 2024 4:54 PM  
**To:** Jessica Irwin <Jessica.Irwin@kirklees.gov.uk>  
**Subject:** Ref COMP/23/0574

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Dear Jessica