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*Sent via Planning Portal*

6<sup>th</sup> August 2022

Dear Sir/Madam,

**PRIOR APPROVAL: LARGER HOME EXTENSION  
COPLEY HOUSE FARM, EAST BIERLEY**

Please find enclosed Prior Approval Application for a proposed householder development at Copley House Farm, East Bierley.

The proposed development has been designed in accordance with the permitted development guidance as follows: Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The Proposed Extension

The Proposed Development comprises a single storey rear extensions with the following dimensions (In accordance Part 1 of the GPDO Class A):

- Length 8 metres
- Height 3.5 metres (including lantern)
- Height to eaves 2.75 metres

The prior approval submission is submitted in conjunction with the following plans:

- Existing Site Plan 002
- Existing Ground Floor Plan 003
- Existing Elevations A-B 004
- Existing Elevations C-D 005
- Proposed Site Plan 006
- Proposed Ground Flood Plan 007
- Proposed Elevations 008A

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The proposed development has been designed in accordance with the permitted development guidance Class A – enlargement, improvement or other alteration of a dwellinghouse which states:

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

**The total area of ground covered by the proposed extension does not exceed 50% of the total area of the curtilage.**

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

**The height of the extension does not exceed the highest part of the roof of the existing dwellinghouse.**

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

**The height of the proposed eaves does not exceed the height of the eaves of the existing dwellinghouse.**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

**The extension does not extend beyond the principal elevation. The extension does not front a highway or form a side elevation of the original dwellinghouse.**

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height.

**The dwelling is detached, proposal is single storey and paragraph (g) is engaged.**

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
- (ii) exceed 4 metres in height;

**The dwellinghouse is not on article 2(3) land or site of special scientific interest. The dwelling is detached. The proposal extends 8 metres and does not exceed 4 metres in height.**

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

**The extension is single storey and the above does not apply in this instance.**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- i. exceed 4 metres in height,
- ii. have more than a single storey, or
- iii. have a width greater than half the width of the original dwellinghouse;

**The extension does not extend beyond a wall forming a side elevation of the original dwellinghouse and the above does therefore not apply in this instance.**

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

**The rear extension complies with the above.**

In terms of the conditions of Class A, we can confirm the following:

- There is no verandah, balcony or raised platform included in this Prior Approval submission.
- Windows are matching the existing as shown on the submitted plans
- Materials are also of similar appearance and in-keeping with the dwelling – please refer to submitted proposed elevation plans.

We trust you have everything required to process the application, please feel free to contact me if you require any further information.

Yours faithfully,

*Saura Beattie*

**Saura Beattie**  
Principal Planner