

**Dempsey + Gannon Architects**

22 Goldcrest Court Netherton, Huddersfield, HD4 7LN

**Date:** 24.11.04

**Subject:**

Revised Proposal for 22 Goldcrest Court - Planning Application No. 2024/62/90951/W

To Whom it may concern,

We write to submit a revised proposal for the erection of extensions at 22 Goldcrest Court, Netherton, following the refusal of our previous application as noted in your report dated 17th June 2024. We have taken meticulous steps to address the specific concerns outlined by the council regarding design, scale, massing, and residential amenity.

In response to the feedback, we have revised our plans substantially:

1. **Scale and Massing:** We have reduced the overall scale of the project, limiting our proposal to a single-storey extension to the rear and side of the existing property. These extensions are designed to be clearly subservient to the primary dwelling, maintaining the character and appearance of both the dwelling and the wider street scene, in compliance with Policy LP24 of the Kirklees Local Plan.
2. **Design Adjustments:** The side extension is now set back 300mm from the primary elevation, enhancing its subservient nature. Moreover, the only change to the primary elevation is a modest extension above the existing porch, which adheres strictly to the existing footprint, thus respecting the original architectural style.
3. **Residential Amenity:** We have considered the overbearing impact highlighted in your report. Our proposal ensures that the extension does not impose on neighbouring properties, particularly No. 24 Goldcrest Court. By limiting the height and projection, and setting back the extension, we aim to mitigate any perceived oppressiveness.
4. **Parking and Accessibility:** Addressing the council's concerns regarding adequate parking provision, our revised plans include detailed arrangements that maintain sufficient off-street parking, aligned with the Kirklees Highways Design Guide SPD.

We trust that these revisions address the council's previous concerns effectively. We are committed to enhancing the living conditions of our client while respecting the established character of the community and adhering to all relevant planning policies.

Enclosed with this letter are the revised drawings and supplementary documents that outline our proposal in detail. We are keen to engage with the Development Management team to discuss these revisions and work towards a favourable resolution.

Thank you for considering this resubmission. We look forward to your feedback and are available at your earliest convenience for further discussions.

Yours sincerely,

**Joe Dempsey**

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