Mr Ross Housley
Netherfield House
10 Riley Lane
Kirkburton
Huddersfield
West Yorkshire
HD8 0RY

Planning Services
P.O. Box B93
Civic Centre III
Huddersfield
HD1 2JR

6th May 2025

Dear Sir/Madam

Re: Application for Lawful Development Certificate for Proposed Extension
Description: Single Storey Rear Extension
At: Netherfield Manor 10 Riley Lane, Kirkburton, Huddersfield, HD8 0RY

Please find enclosed Proposed Plans, OS Map, Application Form and Access Statement.

Information/Document Schedule: -

a)	A1 Drawing/ Plans	101/04/25
b)	OS Map	102/04/25
c)	Design Statement	103/04/25

This application is made to mitigate any queries from third parties which may require insurances regarding Planning requirements.
The proposed extension is assumed not to require planning subject to being constructed as per the enclosed plans/details and the following: -

- No more than half the area of land around the "original house" would be covered by additions or other buildings.
- Extension is not forward of the principal elevation or side elevation fronting a highway.
- Extension is not higher than the highest part of the roof.
- Single-storey rear extension does not extend beyond the rear wall of the original detached house by more than four metres.
- Maximum height of the single-storey rear extension does not exceed four metres.
- Maximum eaves height of the extension within two metres of the boundary does not exceed three metres.
- Maximum eaves and ridge height of the extension is no higher than existing house.
- Materials to be similar in appearance to the existing house including coursed stone walling and concrete interlocking roof tiles.
- No verandas, balconies or raised platforms are proposed

Please provide details of payment details, and should you have any further queries regarding the proposed plans and enclosed details please don't hesitate to contact me.

Yours Sincerely

Ross Housley