

Ref: Planning Application 2025/62/91880/E

Erection of single storey rear extension and associated alterations (within a Conservation Area).

14 Manor Road, Farnley Tyas, Huddersfield, HD4 6UL

I list below my comments and objections to the above application :-

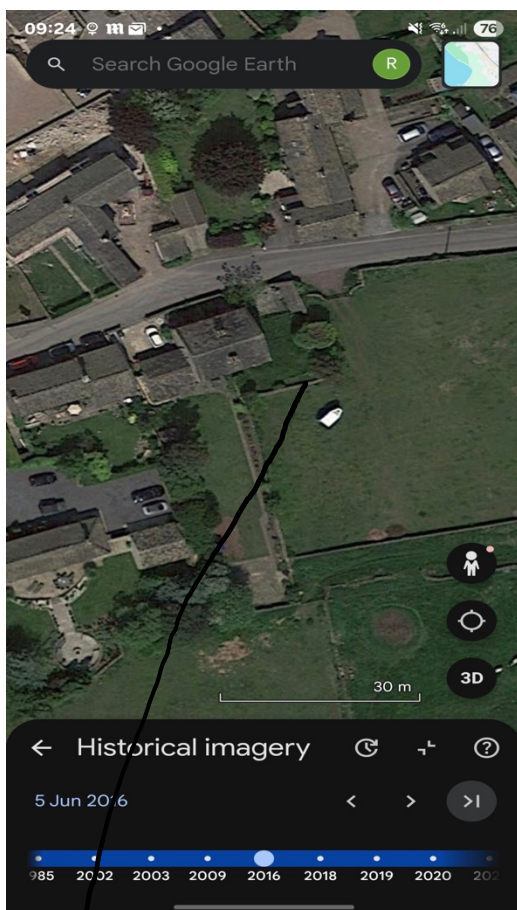
1. The site location plan (drawing No: 25/1196/01) and the block plan (drawing No: 25/1196/05) both show the red line dwelling curtilage of No 14 Manor Road extending the full extent of the adjacent paddock.

This is incorrect as it encloses an area of the original paddock which has never been granted a change of use.

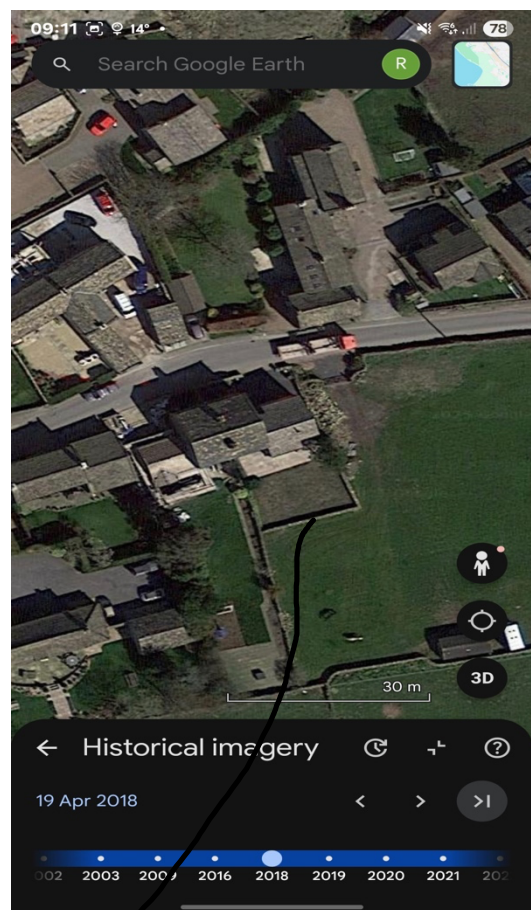
- 2 Planning Application 2016/93524 dated 16th October 2016 granted permission for a change of use to extend the existing curtilage of 14 Manor Road approximately 12M into the paddock behind the dwelling. This was approved on 03-Feb-2017.

- 3 I am not aware of any further planning applications having been submitted in connection with this issue and the current application does not include for a change of use of this section of the paddock.

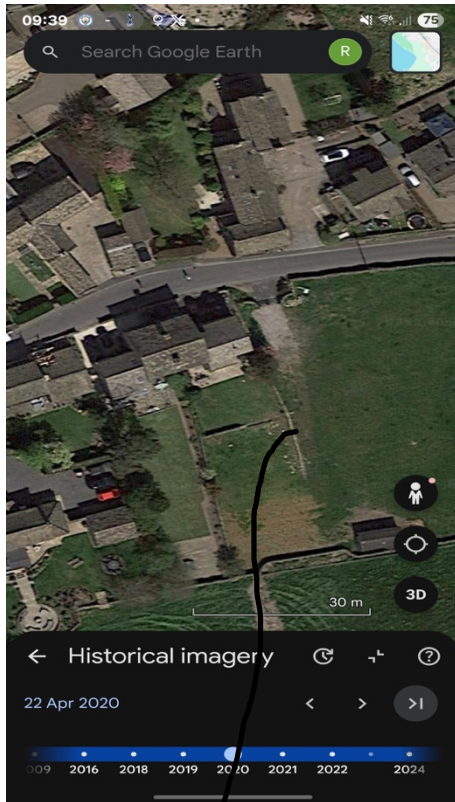
To illustrate my point, I include historic photographs from Google indicating the boundary changes over time.



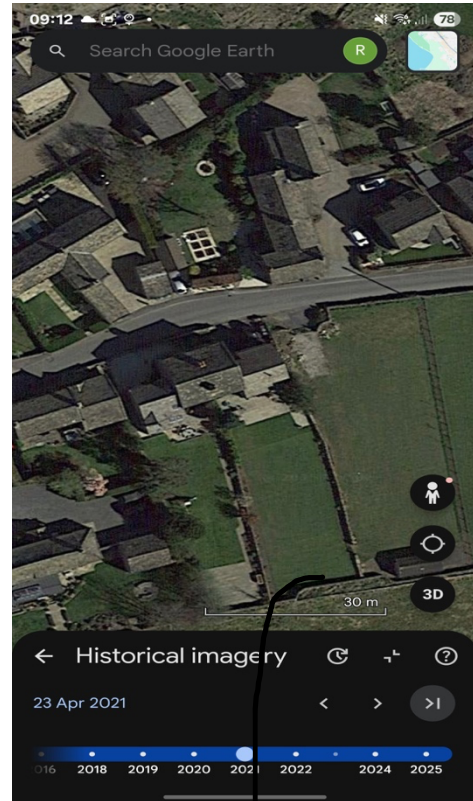
2016
Original rear boundary wall.



2018
Boundary wall as approved in February 2017



2020
Unauthorised works extending the boundary wall.



2021
Boundary wall extended to southern boundary without planning consent and enclosing approx. 450sq.M of the paddock.