

Planning Application Covering Letter & Statement

Planning Department
Kirklees Council
PO BOX 1720
Huddersfield
HD1 9EL

7th August 2025

Re: Proposed erection of an ancillary outbuilding (shed/storage) within the rear garden (within a Conservation Area)

Dear Sir/Madam,

I am writing to submit a Householder Planning Application for the proposed erection of an ancillary outbuilding (shed/storage) within the rear garden at the above address.

Site Context

The property is a detached two-storey dwelling located within the established village of Upper Denby. The site is situated within a designated Conservation Area and forms part of a well-defined residential settlement pattern with generous rear gardens. The proposal relates solely to development within the curtilage of the property and will not impact any protected trees, public rights of way, or designated heritage assets directly.

Description of Development

The proposal seeks to erect:

A storage shed, to house gardening equipment and household items and a gym.

The structure will be of contemporary design and constructed using materials that complement the existing house and surrounding context.

Design, Scale & Appearance

- Height: The building will be single-storey
- Materials: The proposed materials will include horizontal cladding designed to blend with the natural palette of the Conservation Area while offering a modern, low-impact aesthetic.
- Siting: Positioned within the rear garden, the building will be discreetly located to preserve amenity and will not be visible from the public realm or cause harm to the Conservation area's character.

Policy Considerations

The proposal has been developed with due regard to the following local and national planning policies:

Kirklees Local Plan:

- LP24 (Design)
- LP35 (Historic Environment)

National Planning Policy Framework (NPPF):

- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

In accordance with Paragraph 202 of the NPPF, the proposal represents a very low level of impact on the significance of the Conservation Area. The structures are modest in scale, respectful in design.

Impact on Amenity and Conservation Area

The proposal has been sensitively designed to ensure that:

- There is no loss of light or privacy to neighbouring properties.
- The character and appearance of the Conservation Area is preserved through high-quality materials, discreet siting, and low visual impact.
- The use remains ancillary to the main house, with no commercial or residential use proposed.

Conclusion

The proposal respects both the architectural character of the existing dwelling and the wider setting of the Conservation Area. It will not result in harm to residential amenity, landscape character, or heritage assets, and is consistent with local and national planning policies.

I trust that the enclosed application is acceptable. Should you require any further information or clarification, please do not hesitate to contact me.