

## Jade3 Architecture Ltd

**Job reference:** 2026 enquiry 27  
**Address:** **50 Birkby Lodge Road**  
Huddersfield , HD2 2BG

**Date:** 1-3-2026  
**Extra notes:** **Covering letter**

Your reference no 2026/NMA/90407/W

Non material amendment to previous permission 2025/92104 for erection of two storey side extension and extension to existing porch (within a Conservation Area)

Dear Joshua

### **Re: Non Material Amendment to Previous Approved Extension 2025/92104**

Jade3 have been asked by client Mr Jamil Akhtar to assist as his original architect has been taken ill and unable to work on the scheme at present moment. We understand that there is an application recently submitted to vary the design bringing the front facade out slightly to match with original host building frontage so that the internal door can work.

We write to submit an updated proposed minor amendment to the previously approved single-storey side extension and the recent MNA awaiting decision at the above property. The original approval comprised an extension with an external width of 3.8 metres, designed to remain subordinate to the original dwelling, respecting conservation area considerations. As you can see the plot is tucked away at the end cul de sac and no overlooking. The proposed amendment seeks a modest increase in the width of the extension to approximately 4.5 metres externally.

We consider this adjustment to be minor and proportionate, and it is proposed for the following reasons:

#### **1. Functional Requirement / Accessibility**

One of the occupants of the property has mobility requirements that necessitate wheelchair access and adequate internal circulation. The additional width ensures compliance with accessibility standards and facilitates safe wheelchair access with 1500 turning space, practical movement within the new extension. This functional necessity underpins the rationale for the minor dimensional adjustment.

#### **2. Retention of Subservience and Character**

The proposed increase does not alter the overall hierarchy of the dwelling. The extension remains attached to the main house, with rooflines and eaves carefully designed to remain subordinate and lowered to the original host building. Materials and detailing continue to complement the host dwelling, ie white rendered walls with stone slates roof.

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### Visual Context / Conservation Area Considerations

The property is located at the end of a cul-de-sac and the extension seen from public views along Birkby Lodge Road can be considered to be subservient and little visual harm. The rear and side boundaries are covered with matured trees. Consequently, the increase in width has minimal impact on the streetscape and conservation area character, ensuring the development remains compatible with the surrounding built environment.

### Planning History / Proportionate Adjustment

The previously approved extension forms the basis of acceptability, and the proposed width increase represents a small, proportionate adjustment to address functional requirements rather than a redesign or enlargement contrary to the original approval.

In summary, this minor amendment is presented to provide necessary accessibility improvements while retaining the subservience, scale and appearance of the approved extension. The adjustment is considered minimal in the context of the plot and the surrounding area and does not result in any adverse visual impact on the character of the host dwelling or conservation area.

We would be grateful if the Local Planning Authority could consider this amendment under a minor amendment / Section 96a approach, recognising that the changes are small, proportionate and functionally justified. Our client disability details can be provided separately if required.

Should you require any further information or clarification, we would be happy to provide additional drawings or supporting details to demonstrate the minimal and sympathetic nature of this amendment. We thank you in advance for your kind consideration.

Yours faithfully,



**Michael Chow** BA Arch, Dip Arch, ARB  
Managing and Concept Director  
Chartered Architect and Urban Masterplanner  
for and on behalf of Jade3 Architecture Limited