

Search application details

Application number: 2026/91048	
What is the application for?:	Erection of single storey front extension
Address of the site or building:	6, Lee Court, Lee Street, Littletown, Liversedge, WF15 6QT
Postcode:	WF15 6QT

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Lee Court is a terraced row of six properties in a private courtyard with open plan front gardens and shared roads and parking area.

We object to planning permission being granted for application 2026/62/91048/E “Erection of single storey front extension” at 6 Lee Court WF15 6QT on the grounds below.

With reference to the Kirklees Council “House Extensions and Alterations Supplementary Planning Document” (June 2021) the proposed extension:

- Is not in keeping with the appearance, design and local character of the street scene.
- Extends forward of the existing street building line.
- Will adversely affect the amount of natural light enjoyed by the adjoining property and unduly reduce the outlook of the neighbouring properties.
- Through its size is not subservient to the original building, harms the character of the house and surrounding area and does not match the existing materials and design of the original and adjoined properties.
- Severely reduces the amenity of the adjoining properties as all of the adjoined properties in Lee Court derive a great deal of amenity and appeal from the open plan aspect of the front gardens and shared space and uniform design and building materials.

The retention of the open plan amenity is specifically protected in the deeds for all of the houses in Lee Court in the transfers of freehold from Maurace Dunning (Builders) Ltd. to the respective purchasers around July 1978 and include the following:

“No other building or structure of any kind including walls fences and hedges whether permanent or temporarily shall be erected or placed upon the land hereby transferred unless the plans elevations position and materials shall have been previously approved in writing by the Transferor.”

“Not to alter the external appearance of the dwelling house and garage erected on the land hereby transferred or to extend the same or to place any hut greenhouse caravan house on wheels or any similar thing thereon without first obtaining the written permission of the Transferor.”

“Not to erect or place any any boundary wall fence hedge or other structure whether temporary or permanent between the line of the front of the dwellinghouse erected on the land hereby transferred and the roads and footpaths shown on the said plan to the intent that the area between the line of the front wall of said dwelling house and the said roads and footpaths shall at all times hereafter be left open and unbuilt upon.”

The proposed extension to the front of the property would breach these restrictive covenants