Mistry Wills Design
Goldsworthy House, Gunnislake
PL18 9DR
07592336218
mistrywills@protonmail.com

Kirklees Council
Planning Policy Group
PO Box 1720
Huddersfield
HD1 9EL

16/04/26

SENT BY EMAIL ONLY

Dear Sir/Madam,

I am writing on behalf of our clients Mrs K. Ward and Mr N. Ward, in support of a Householder Planning application for 58 Cliffe Lane, Cleckheaton, BD19 4EU.

The proposal consists of a new replacement lean-to extension on the front north elevation facing Cliffe Lane. The existing lean-to construction is of low quality and the foundation is subsiding. Therefore, the structure needs replacing and the proposal will both improve the visual appearance of the property and improve its thermal performance by using more complimentary materials and increased insulation levels.

Secondly, the proposal seeks to add three new windows in the west elevation gable end which will improve natural light levels in the ground floor study and first floor master bedroom areas.

Lastly, the proposal consists of a new roof cover over the existing covered front entrance area, to replace the existing low quality polycarbonate roof. The replacement roof will feature slate tiles and 4 new rooflights to maintain light levels and increase thermal performance. Moreover, the windows and door to the covered entrance area, are to be replaced with higher quality timber framed windows and front door.

Overall, the form, scale and appearance of the proposal will compliment and improve the existing property with the use of high quality materials, whilst integrating well into the surrounding farm context in general.

This letter is to be read in conjunction with existing and proposed drawings in support of the Householder Planning Application.

Yours sincerely,

Rob Wills

Director
Mistry Wills Design Ltd