

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Trees
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Application No.	2026/91502
Proposed Development:	Erection of single storey rear extension with raised patio, new door openings to rear elevation and associated alterations
Location:	280, Cowcliffe Hill Road, Fixby, Huddersfield, HD2 2NE
OS Map Reference	SE 413994.1263 419495.6292
Applicant/Agent:	Cadvis3d
Class:	Other Developments
Site Area (sq. m):	922.5

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **02-Jul-2026**.

If you would like to contact the Case Officer: Joshua Merriman for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2026/91502>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **02-Jul-2026** then the application may be decided without the benefit of your views.

Dated: 11-Jun-2026

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Trees**

2026/91502 280, Cowcliffe Hill Road, Fixby, Huddersfield, HD2 2NE

**Erection of single storey rear extension with raised patio, new door openings to rear elevation
and associated alterations**

Date Responded: 12/06/2026

Responding Officer: JD

Responding Ref: HU1/49

The protected trees to the rear of the property are outside of influencing distance of the proposals and therefore would not be impacted by any of these plans.

There are some smaller non protected trees suggested for removal which would be acceptable due to their smaller stature and that they are hidden from any public vantage points.

There is no objection from trees and no need for further Arboricultural information.