



Mr A Hays,
7 Quarryside Road,
Mirfield
WF14 9QG

Ref: Proposed single and double storey rear, two storey side extension at Quarryside Road

This statement is prepared in support of the proposed householder planning application submitted for the above scheme.

Quarryside Road is a residential street which runs parallel to Nab Lane to the west of Mirfield Town Centre. It is an unsurfaced road which features a wide collection of two storey dwellings with a disparate range of materials and styles.

7 Quarryside Road is a demure brick built detached property which sits down and effectively turns its back on the road with limited openings to the street and a 'feature' entrance to the rear. It is redbrick with a pantile roof and provides compact accommodation - although it benefits from a large plot including a detached prefabricated garage to the side.

This application seeks to follow what is a well established precedent on the road - many properties have been extended to varying degrees and in close proximity to the application site there are houses which have been dramatically enlarged.

This application seeks to increase the floorspace available with a side and rear wraparound extension with elements of two storey to increase bedroom accommodation at first floor.

The existing garage will be demolished and a new two storey side extension created which will provide one parking space with a utility room behind at ground floor. This bookends a single storey open plan family space with cooking, eating and sitting spaces created with the insertion of steelwork to carry the projecting gable feature whilst a matching two storey bookend beyond extends the existing living room.

At first floor new openings are proposed on the street facade to offer kerb appeal and a new master bedroom is created above the garage accessed via a corridor to the front of the property with a large window. The opposite side of the house is remodelled to create two bedrooms from the existing and extension.

In terms of residential amenity, 5 Quarryside Road has been dramatically extended and the proposed scheme remains well back from the rear wall of the extended neighbouring property.

9 Quarryside Road does feature openings to the gable elevation which face towards the application site. These are predominantly bathroom and secondary windows although there is a primary window at ground level. Although the offstand distance is slightly less than space standards, the house is elevated above 7 Quarryside Road which mitigates the impact and the side extension could be undertaken as Permitted Development if a standalone project.

The existing site has an area of 530sqm whilst the built area is 61sqm. Although the proposed addition is 58sqm and large scale it still means the built area remains at only 20%.

Quarryside Road is in Flood zone 1 with low risk of flooding.





7 Quarryside Road



3 Quarryside Road



5 Quarryside Road



9 Quarryside Road