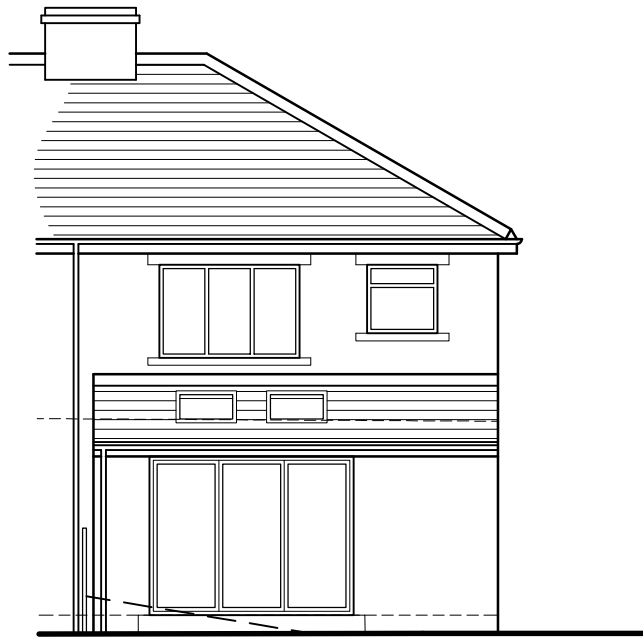
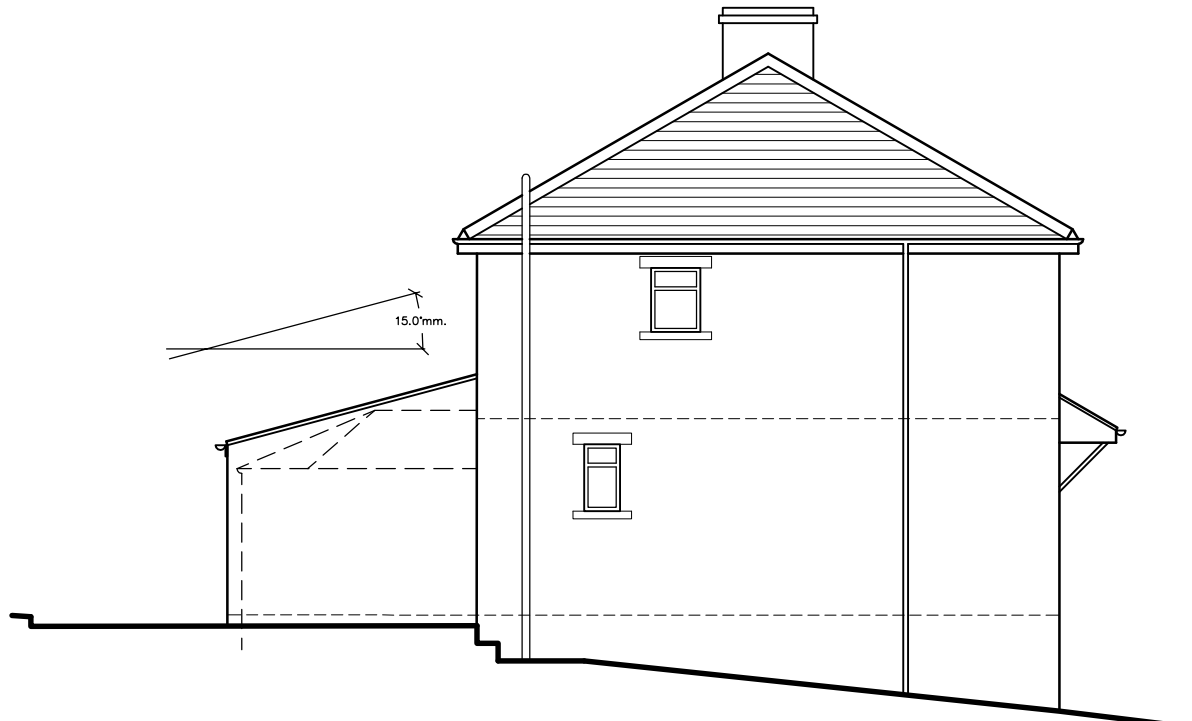




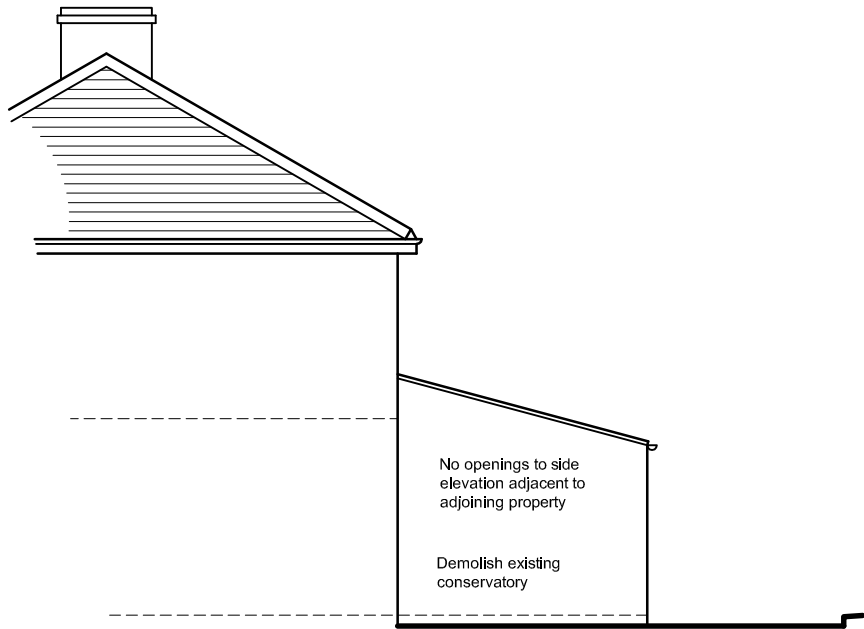
Front Elevation



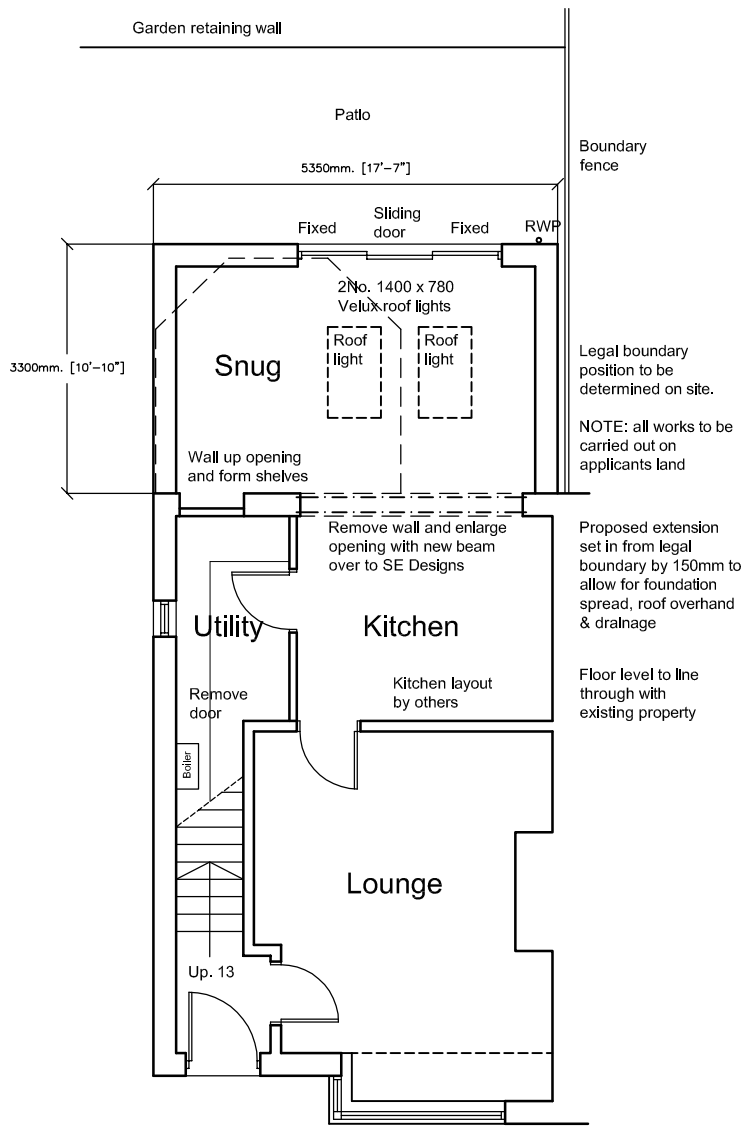
Rear Elevation



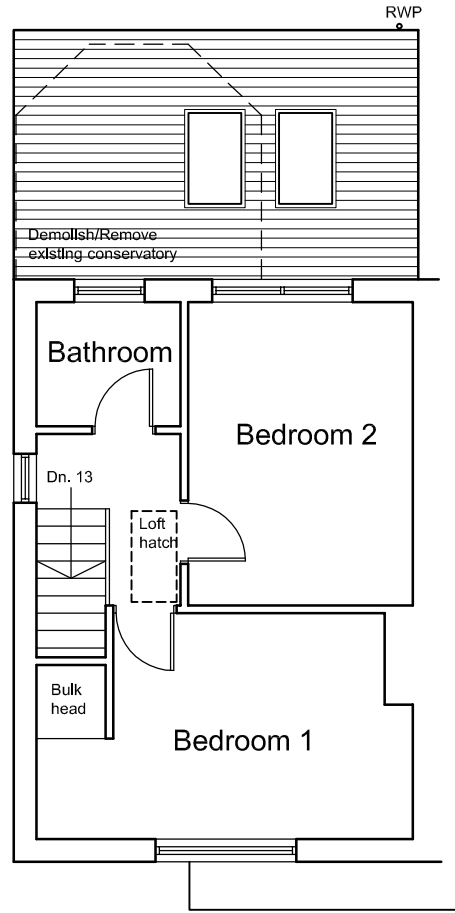
Side Elevation



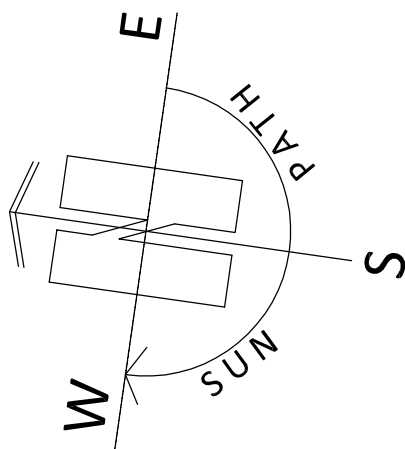
Side Elevation



Ground Floor Plan



First Floor Plan



ARCHITECTURE | PLANNING | DESIGN

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Company Registration Number: 09898149 – Company
Registered in England and Wales

Project
Removal of Non-Exempt Conservatory to Rear &
Erection of Replacement Single Storey Extension &
Internal Alterations at 26 Binn Road, Marsden,
Huddersfield, HD7 6 HF
Client

Mr D Preston & Miss P Miller

Drawing Title/Issue

Proposed Plans and Elevations

scale date sheet size dwg. no.
1:100 10/19 A2 19/555/05a

Extension granted planning (prior notification for single storey rear extension - Permitted Development under application number 2019/93332).

Following limits to be adhered to:

- The development shall be carried out in full accordance with the details provided unless otherwise agreed in writing with this Authority.
- The materials used in any exterior work (other than the materials used in the construction of a conservatory) shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- Any upper floor window located in a wall or roof slope forming a side elevation of the dwellinghouse as a result of this development shall be on-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- You are required to notify this Authority of the completion of the development in writing as soon as reasonably practicable after completion, the information submitted shall include, the name of the developer, the address or location of the development and the date of completion.
- The maximum height of the extension must not exceed 3.5m, the height of the eaves of the extension must not exceed 2.5m.
- As a result of the works the total floor area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) must not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- The height of the part of the dwellinghouse enlarged would exceed the height of the highest part of the roof of the existing dwellinghouse.
- The height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse.
- The enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and form either the principal elevation or the side elevation of the original dwellinghouse.
- The enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and form either the principal elevation or the side elevation of the original dwellinghouse.
- The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres.