



Statement in support of a proposed single storey extension at **21 Lee Green, Mirfield WF14 0AD**



JG-D has been commissioned by Mr J Wilson to prepare a Householder planning application for the addition of a single storey side extension at Lee Green, Mirfield.

Lee Green is a busy residential thoroughfare, linking Kitson Hill Road and Church Lane to form an unofficial bypass around the centre of Mirfield. Housing types vary from traditional stone built Victorian properties to more modern 1970s area semi-detached dwellings interspersed with occasional new builds creating a disparate streetscene.

The application site is a small parcel approximately half way along Lee Green. It sits as a pair with the adjacent bungalow, set parallel to the road in contrast to its neighbour which offers its gable to the road. To the West a stone built two storey semi-detached block is set back from the building line behind a high box hedge whilst to the rear the gable of a dormer bungalow accessed from Savile Place and a new build dwelling define the plot.

The existing dwelling offers compact accommodation across a single floor plate effectively quartered to create kitchen, living and two bedrooms. Externally the property has a feature stone front elevation with inset entrance and rendered sides and rear. A flat roof garage abuts the gable with a brickwork flank.

The applicant bought the property with the aspiration to increase the accommodation available. Initial proposals to lift the roof were dismissed and PD additions rejected in favour of a single storey side extension to partially wrap the host property creating a large open plan family space.

The existing garage is proposed to be removed and the gable form of the original house extended across towards the boundary. Living and kitchen spaces are repurposed as sleeping accommodation and the existing bathroom widened. The former garage space provides external storage behind a sectional garage door with utility and wc spaces behind. The major intervention of the scheme is the extension of the side extension to the rear, overlapping the host house into the garden. New steelwork will support the existing roof to allow the creation of an open plan space with duo-pitched roof and rooflights over cooking, dining and seating spaces. Access to the rear garden space is via a new sliding door in the side elevation which is screened from the neighbouring plots by the addition a new 1.8m high fence to two sides.

In terms of space separation, none of the adjoining properties have habitable windows facing the proposed extension and heights are limited to that of the existing ridge.

Materials throughout are envisaged to match the existing.

Lee Green is in Flood Zone 1 with low risk of flooding

