

## Planning Statement

34 Upper Batley Low Lane, Upper Batley, WF17 0AP

S20241\_P05

Applicant: Faisal Naseem

Spoke Limited has been commissioned by the owner of this dwelling to amend a proposal for additional ground floor space at the address above.

This site benefits from a previous planning approval ref; 2020/92330.

A retrospective review of the approval by the applicant has deemed the annex area is not quite sufficient for their means. As such a little extra habitable space is required. I discussed with the client how the planning department may resist the additional floorspace, however, if due consideration is given to the impact of the proposal, it could be that a positive outcome can be achieved.

Typically, and under Permitted Development criteria, larger home extensions have maximum distances to project from the original dwelling. In this instance (a householder planning application) the proposed extended version is partially sub-terranean. The proposed drawings deem to demonstrate that the larger version of the approved has no detrimental impact on any neighbour, and we hope that this will go some way to gaining your support.

We are happy to work with the council, and hope a supportive and pro-active approach can be engaged on this revised proposal. The owner needs to provide his parents with sleeping accommodation, a small kitchenette area, an accessible shower facility whilst giving them their own living space.

