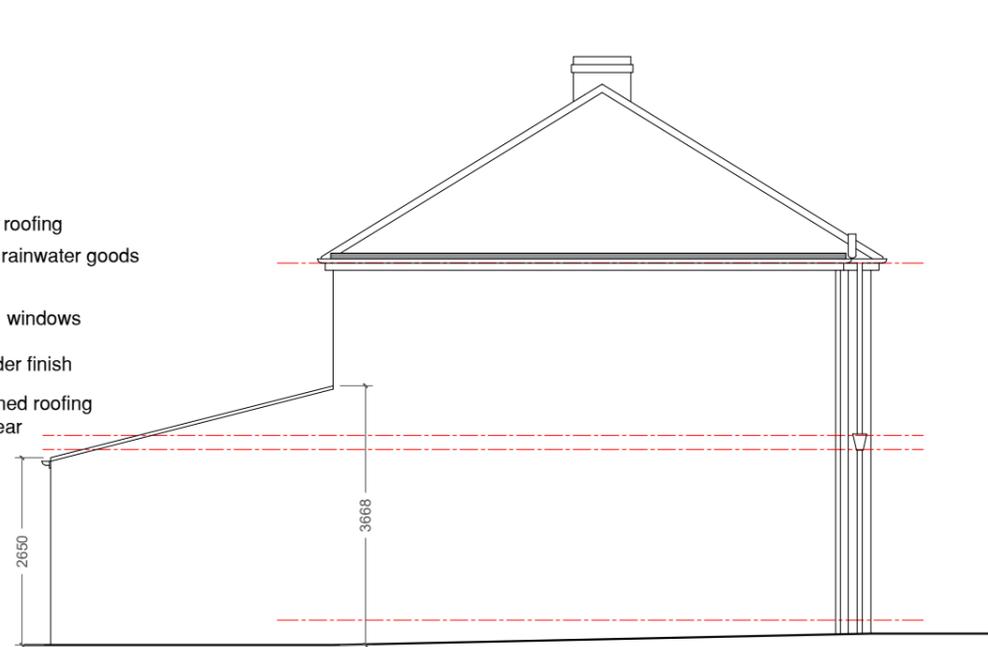


North Elevation

flat roofing
pvc rainwater goods

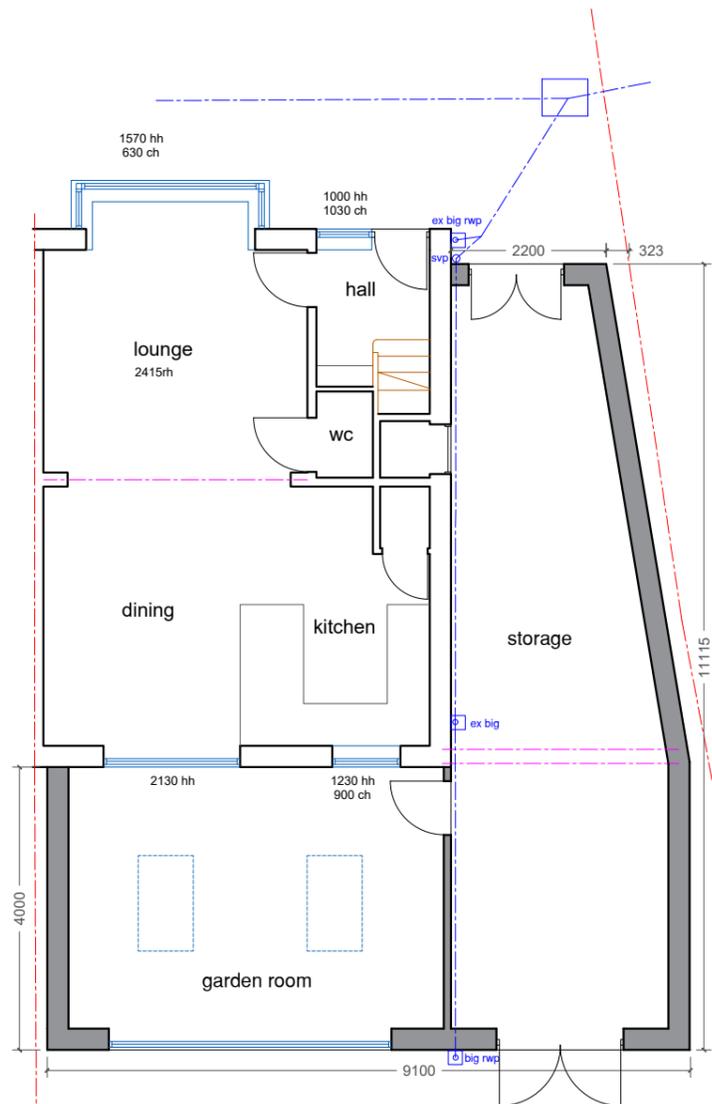
pvc windows
render finish
pitched roofing to rear



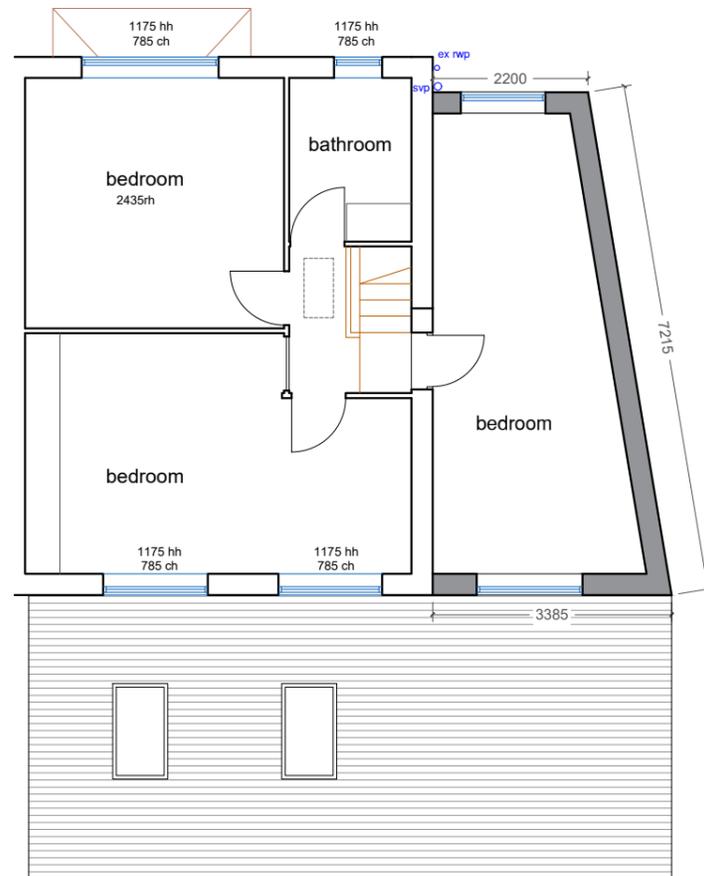
East Elevation



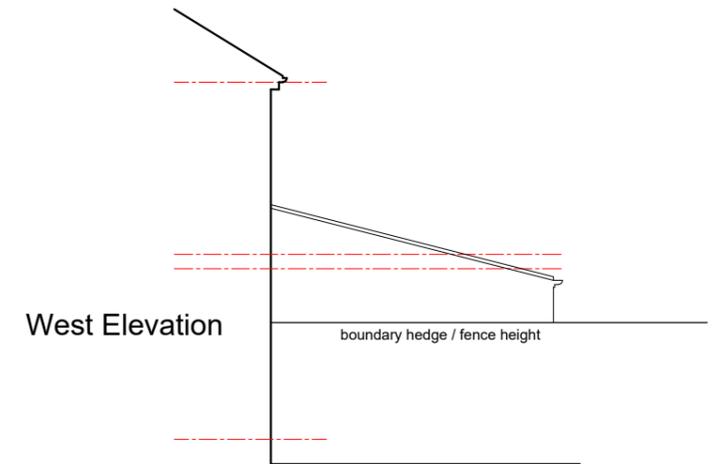
South Elevation



Ground Floor Plan



First Floor Plan



West Elevation

PROPOSED EXTENSION

The proposed development comprises of the removal of an existing garage, construction of a two storey side extension and single storey rear extension

The side elevation will be stepped back from the main facade by 500mm and the side boundary by 325mm. This is to maximise space in the proposed first floor bedroom and although not in accordance with Kirklees SPD guidance, the extension will not be detrimental to the neighbours amenity.

The side extension have a flat roof to lessen impact on near properties
The rear extension will have lean to pitched roof with concrete tiles to match main roof

The new cavity walls will be built from blockwork with a render finish to match existing

New rainwater gutters and down pipes will match existing in size, colour and profile and will be connected into the existing service sewer.

New windows and doors will be PVCu or composite double glazed with openers to match existing windows.

Hard surfacing around the dwelling will be altered to suit the new development

Hedge to front garden will be removed and garden surfaced for additional parking with extended drop kerb for access

The dwelling is not listed or in a conservation area. The properties permitted development rights have not been removed.

Area of Site 515m2
Garage removed 20m2
Area of extension (footprint) 56m2

Status:
Planning

Date:
June 2023

Scale:
1:100

Drg No:
BD03.#

Title: Existing Plans
#

Project: Side and Rear Extension
11 Burniston Drive, Oakes HD3 3PR