

Planning Statement
Proposed Dormer to Side and Single Storey Rear Extension

At

48 Woodburn Avenue, Earlsheaton, WF12 8LJ

This planning application is the third application submitted for the property.

In 2022, a planning application was submitted for a part single storey rear extension and extended first floor with dormer to side. Application number 2022/90937 was granted.

The dormer facia and side cheeks were approved with vertical roof tiling.

In 2023, a second application was submitted to change the rear extension to a full width single storey rear extension. Application number 2023/62/90861/E was granted.

Our clients requested if we could amend the dormer facia and side cheeks to painted render and a request was made under a non-material amendment ref 2023/91453 and we were advised that to request such a change would require a new householder application.

This application therefore is to request full planning permission for the dormer facia and side cheek finishes with the proposed dormer and single storey rear extension all under one application.

Should the council feel that the proposed dormer finish or colour are not acceptable then we would like to amend the drawings to an agreed finish or colour and still obtain a full application decision on the proposed drawings ref 272-03-01, 02 and 03.

Peter J Bell
Agent