

17 Cuniver Court, Hightown, Liversedge WF15 8LR - 2023/62/93226/E

Demolition of existing conservatory and erection of single storey rear extension

My client Ms Cavill would like to appeal against the refusal of her single storey rear extension.

The property is an end terrace house of three which is set back from the other two properties, there is currently a conservatory which projects 3m at the rear of the property.

My client was wanting to extend her property to provide additional living space due to the conservatory thermal values not being very efficient and a growing family.

In order for her to obtain the space required which would be 3.7m internally the extension was to be built at a 4m projection. Stepped in 1m from the boundary as outlined in the *House Extensions and Alterations SPD*.

No objections have been put in by the neighbour at number 15 who is quite happy for the extension to be built.

Impact on no. 15 Cunvier Court

Regarding the impact on no.15 the proposed extension would not cast any additional shadowing or be over bearing as it would be set in 1m from the boundary, there is already an existing fence there at 1.8m and a conservatory. No objections where made from these neighbours.

