

The impact of the proposal on the amenity of surrounding properties and future occupiers of the dwellings has been considered in relation to Policy LP24 of the Local Plan which seeks to “provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings.”

LP24 of the Kirklees Local Plan also relates to design, whereby to appropriately comply proposals should ensure that:
“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...
c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...”

The proposed siting of the initial design for the dormer extensions was considered prominent at Pre-Application stage. Implementing the Pre-Application advice, it should now be considered that the dormers as shown in this formal Planning application have been significantly reduced in size and do not not add significant bulking and massing to the host dwelling. The proposed dormer extensions have been reduced in height and depth, and repositioned on the roof slope as not to overshadow neighbouring properties and be read as subservient to the host roof, in line with Kirklees Supplementary Planning Document - House Extensions and Alterations, Section 5.4.

Submitted plans annotate that the proposed dormer extensions are to be faced in aluminium cladding, coloured to match roofing slate materials. Policy LP24 promotes use of materials such as aluminium; "considering the use of innovative construction materials and techniques, including reclaimed and recycled materials".

It is acknowledged the presence of a dormer within the side roof slope of neighbouring property No. 39 Broad Lane. It is proposed that the new dormer extension to property no.41 set below this ridgeline as advised withing SPD document, section 5.27.

The proposed balcony would be located to the rear of 41 Broad Lane and would replace a smaller balcony structure which currently exists to the rear elevation of the property, with glass balustrade, and is considered a modern enhancement of the site.

The balcony would have screening to both side elevations, for reasons of maintain residential privacy for the neighbouring dwellings. Screening to comprise opaque glazing to 'Level 3' obscurity.

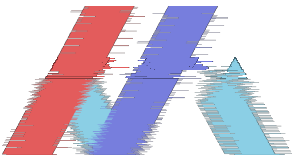
NOTES

DO NOT SCALE FROM THIS DRAWING

It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to Milaro Estates Limited.
Work and materials are to be in accordance with the Building Regulations and to comply with relevant British Standards.
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Revision Schedule

Rev	Date	Description	By
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Project

Paul & Abigail Stone

41 Broad Lane
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Project Status

Planning

Drawing Title

Proposed West Elevation

A3 Date
25/10/23

Scale
1 : 50

Drawn by
MBC

Checked by
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Drawing No.

230426-P-A207

Revision