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.

PROPOSED TIMBER CLADDING

PROPOSED NORTH ELEVATION
1:50

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
C	231025	Planning Submission	MC

MILARO ESTATES

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Project

Paul & Abigail Stone

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Project Status

Planning

Drawing Title

Proposed North Elevation

A3	Date 25/10/23	Scale 1 : 50
	Drawn by MBC	Checked by --

Drawing No.	Revision
230426-P-A206	C