

14 Lincroft Avenue, Newsome, Huddersfield - Justification Statement

The site is on a corner plot with the front facing Lincroft Avenue and the side facing Earles Avenue. Due to the site being on a corner when a certificate of lawfulness was applied for 2023/ 93228 this could not be issued as the side extension could not be built under permitted development.

The report stated that the rear dormer could be built under permitted development, the proposed dormer has been removed off the planning application.

From looking at the House and Extension SPD, the side extension has been modified in relation to this document

The side extension is has been reduced to 3.3m which is less than half the width of the the orriginal house which is 8.6m.

The extension has been set in 500mm from the front of the property.

Part of the existing house at the rear / side of the property which projects 2.1m has been reduced to 1.5m projection.

The roof to the side extension has been changed from a flat to a hipped roof, the highest part not exceeding 4m and set down from the original by 1.1m.

The extension is to be built in materials to match the existing with a window put in the elevation facing Earles Avenue to create a frontage.

The proposed side extension will have a reduced visual impact as it will be set down from the level of the path and road looking from Earles Avenue, this can be seen from the photos attached.

Regarding the impact on the properties around, the rear extension will be set in 2.2m from No. 16 Lincroft Avenue. Due to the size of the plot at number 14, the extension will be approximately 24m away from 15 Felcote Avenue, 20m away from 8 Earles Avnue and 19m from the property opposite no. 15 Lincroft Avenue.

Looking from
the top of
Lincroft
Avenue



Looking from the top of
Lincroft Avenue at the
junction with Earles Avenue,
the proposed site is at a
lower level to Earles Avenue



Looking from the boundary at the top of the site, the site slopes down towards the junction of Earles avenue and Lincroft Avenue.