STONEHOUSE & CO

ARCHITECTURAL DESIGN

PLANNING STATEMENT

28 Limetree Avenue

Stonehouse & Co. Ltd
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Halifax
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Planning Statement

The proposal is for a front, side and rear extension.

We note that Kirklees have a supplementary planning guide that sets requirements with regards extensions.

The proposals do not quite meet the requirements of the House Extension & Alterations SPD most notably with regards to the side extension, not being set back or down and being constructed up to the shared boundary and the unusual roof across the rear extensions.

However, we note that the SPD does give the option in paragraph 1.11 to comply **or** justify.

In this instance have looked at the property immediately attached and we would note that in this case there may be reason to justify this proposed extension.

1. The attached property (semi-detached number 26) already has a side and front extension in a similar form, therefore by mirroring this existing plot we maintain the 'symmetry' of this semi-detached block.

The photo below shows the existing frontage with nr 26 on the left which already has a front extension, and a side extension up to the boundary with no set back.

2. The rear of the property to 26 again has an existing large rear extension, that is built right up to the boundary as seen on the photos below;

Due to this the proposed two storey extension to 28, whilst un-conservative in roof form, will fit in with the existing extension already carried out to 26, and would not be overbearing when considered with the existing alterations to 26.

In addition we have not followed the 2 storey section to the boundary on the opposite side but slightly pulled the rear wall in to minimise the effect on number 30.