

82 Banks Road, Linthwaite, HD7 5LP

The existing property is a dormer detached bungalow built around 1973 in brick and render. The site is situated on a slopping plot towards Manchester Road. The property cannot be seen from Banks Road.

My client is wanting to build an extension to the side of the property to replace the existing conservatory which will have a modern glass front, this will have a vaulted ceiling.

My client is quite keen to keep the same ridge line as the existing roof and the proposed roof is to run in the same plane.

The extension will be stepped in 700mm from each side.

The existing dormer above the entrance would be demolished with a new one built to create an ensuite and wardrobe area to the existing bedroom. This will be built off the inner leaf so to create the headroom and space required. The roof of the dormer has been designed in keeping with the existing dormer to the other side. These walls are to be constructed of Cedral cladding with the existing dormer re cladded to match.

An existing window to the lounge area is to be replaced by french doors, with a new raised area provided for access into the garden.

Due to the property been set down from neighbouring properties there will be no over shadowing or visual hindrances.