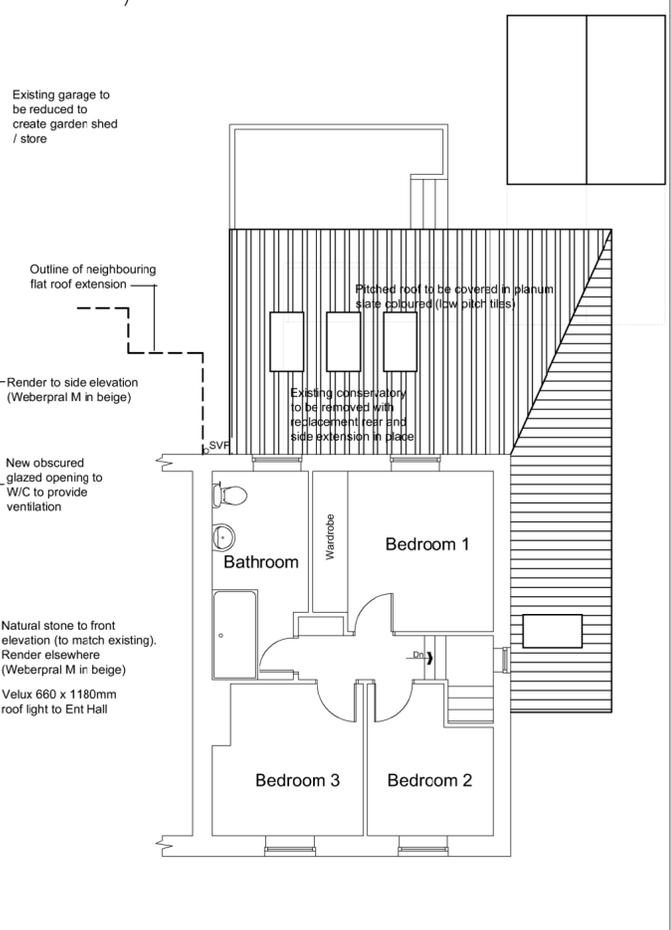


Ground Floor Plan

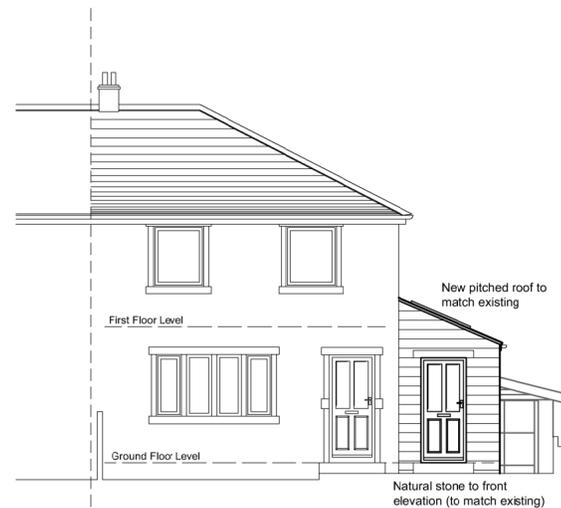


First Floor Plan

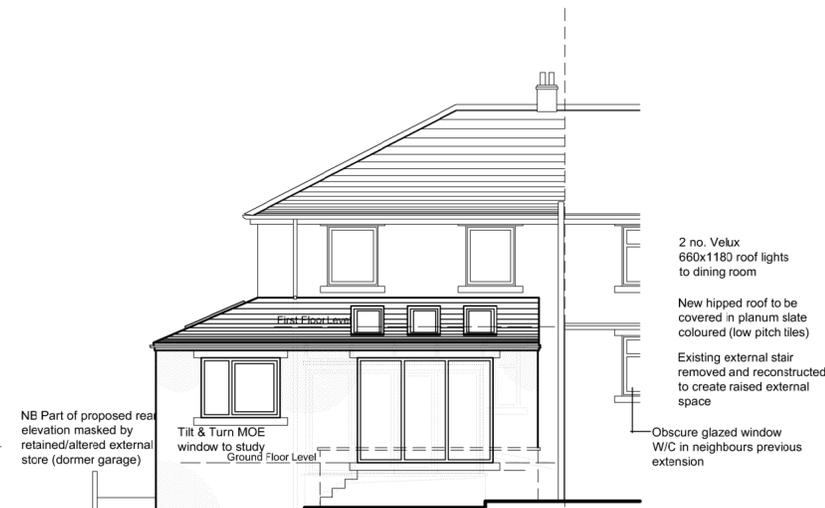
Planning Note
 Whilst the KMC SPD states rear extensions should not project out more than 3 metres from the rear wall of the original house for semi-detached properties we contend given the adjacent extension (nearest window being a W/C) that this proposed extension will not negatively impact on the neighboring property, privacy or overlooking. In contrast the existing conservatory (to be removed) has glazing to all three sides, one of these side of the existing conservatory looks directly into the neighbouring garden. The proposed extension will eliminate this by the virtue of its design and layout.

The subject property still has the benefit of Permitted Development rights and a larger home extension could be applied for (up to 6m projection). Accepted this proposed extension projects beyond a side wall but the area of built form is reduced when considering the existing garage (to be altered).

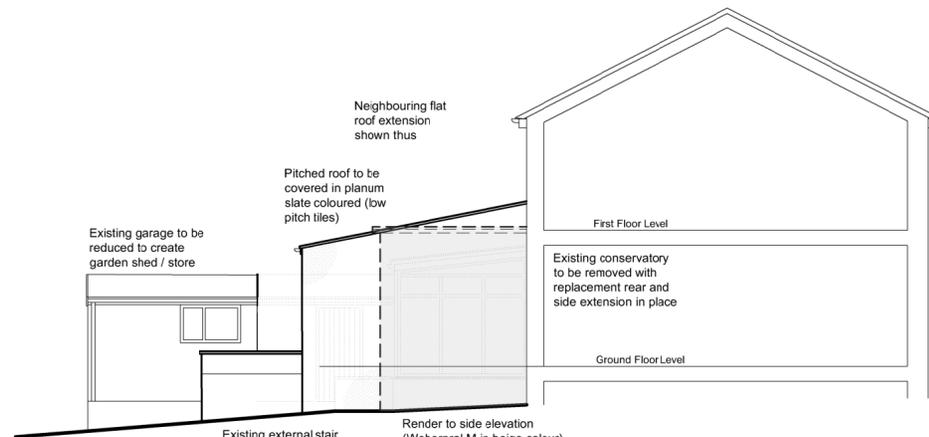
Other aspects, such as min 1m from the property boundary has been provided with access to the rear of the property clearly afforded.



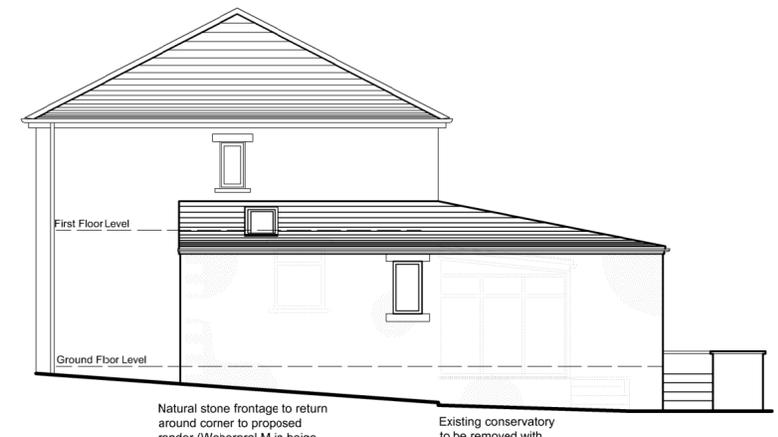
South West Elevation



North East Elevation



North West Sectional Elevation



South East Elevation

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Project
 Removal of Conservatory, Reduction of Existing Garage, Internal Alts and Erection of single Storey Side and Rear Extension at, 47 Lidgett Lane Skelmanthorpe, Huddersfield, HD8 9AQ
 Client

Mr & Mrs S Twist

Drawing Title/Issue

General Arrangement as Proposed

scale 1:100 date 02/2024 sheet size A2 dwg. no. 24/985/04b