

24/71

5.6.24

**JUSTIFICATION STATEMENT FOR PROPOSED SIDE EXTENSION AT 17
CLARENCE STREET, CLECKHEATON.**

Regarding the above and the enclosed application which seeks permission for a two storey side extension.

1. The existing dwelling is currently a 2 bed dwelling which is very small and compact and not conducive to a family home. The clients need the addition of an existing bedroom to enable them to continue living in an area which they love, the additional bedroom will enable them to accommodate their growing family for a number of years.
2. The existing property is staggered from adjacent properties which would deter from any type of terracing effect which may have been relevant should the properties have formed a linear development.
3. The ground floor section will be open on masonry pillars again giving an open appearance to the property.
4. To reduce the extension down and leave a gap to the side boundary would render the extension un-usable and un-viable, as can be seen we intend to extend as close to the boundary as possible without encroaching over it. This will create a usable single bedroom area and a storage/robes room which is severely lacking in the existing property.
5. A full width 2 storey extension has been constructed at no.44 clarence street as can be seen below
6. A large conifer hedge masks the existing property



Full width side extension at no. 44