

24/116

1.10.24

JUSTIFICATION STATEMENT FOR PROPOSED SIDE EXTENSION AT 631 HUNSWORTH LANE

Regarding the above and the enclosed application which seeks permission for a first floor side extension we would like to offer the following reasons for the proposal to be granted approval.

1. There are numerous examples of side extensions within the immediate vicinity with no's. 623,627 and 629 benefiting from 2 storey side extensions, all of which have been built full width of the property.
2. My clients property has had a recent ground floor side extension which retains a gap of approx. 600mm between properties, the addition of the proposed first floor element will still retain this 600mm gap hence retaining the openness between properties.
3. My clients property sits at a higher level than the adjacent unit which again leads to a visible break between properties
4. The introduction of the proposed extension will have no overbearing or overshadowing issues with the immediate neighbours
5. Materials will match the host property to ensure the extension is in keeping with the host dwelling and not detract from the overall street scene
6. The clients property currently benefits from large accommodation at ground floor, the first floor however has 2 reasonable size bedrooms and one small (box room) type bedroom. The addition of this extension would enable the clients to "futureproof" there home by providing a larger 3rd bedroom and also a work space which is now vital in any property due to the number of people who now work from home.

It is hoped that the above will be taken into account when it comes to deciding the outcome of this application.

Any issues please don't hesitate to get in touch

Mr Oldroyd