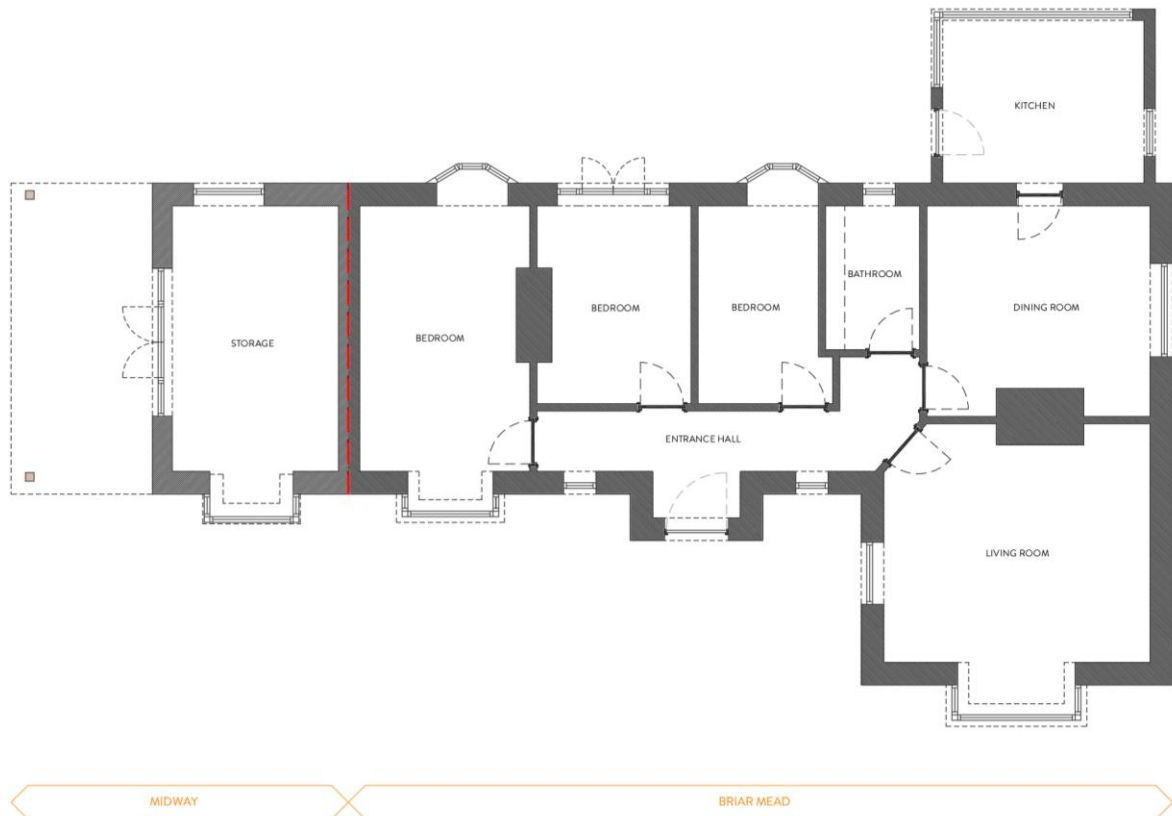


RE : Proposed Rear Extension at Briar Mead, Pinfold Lane, Mirfield, WF14 9JA- Supporting Statement

The existing bungalow was part of a block of two semi detached properties with the bungalow at Midway being partially demolished to accommodate a new build dwelling with the remaining part of the bungalow adjoining Briar Mead being used as storage.



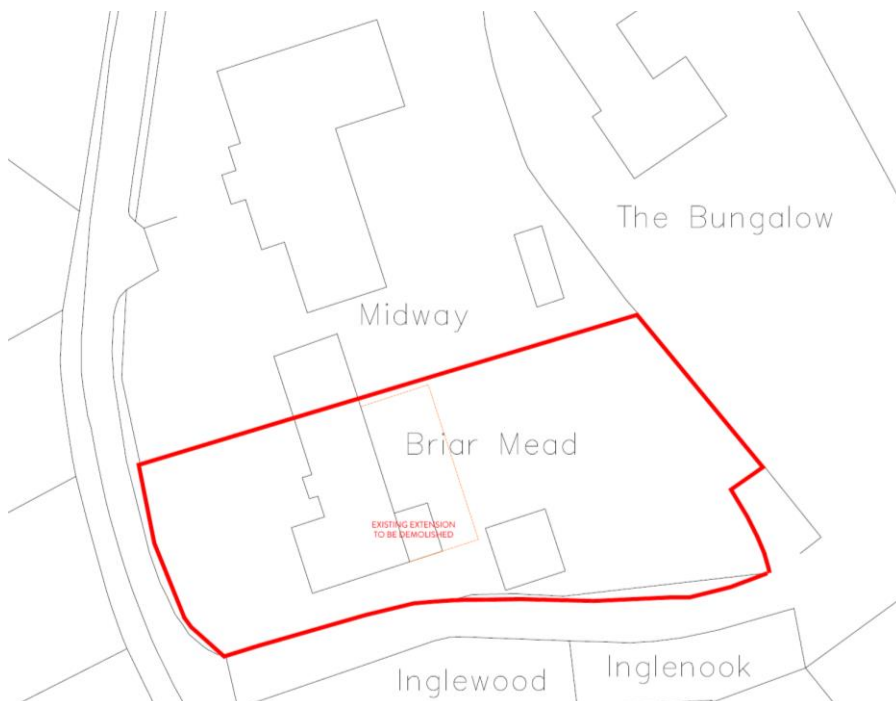
Former bungalow at Midway, partially demolished and used as storage ancillary to main dwelling

The proposed rear extension is in a style to match existing and the 6m projection may be over the suggested extension size however the property is not a straightforward semi detached due to the works that have since happened at Midway. The extension would be set slightly off the boundary and with the exiting mature boundary treatments would not impact on Midway.



Existing Mature Boundary Treatment

The new dwelling on Midway is set back from the original bungalows with the proposed extension rear elevation to be in line with the new build dwelling at Midway meaning that the extension to Briar Mead would have minimal if any impact on the amenity space to the dwelling now occupying the neighbouring Plot.



The following guidance from Kirklees SPD has been adhered to:

5.1 Rear extensions should maintain the quality of the residential environment and relate well to the neighbouring buildings. Rear extensions should generally not be visible from the street and should retain a reasonable living environment for the property being extended. This should include consideration of the following: Preserving a back garden of a reasonable size, with a general principle that at least half the garden area is retained; Being set behind the original building, and not projecting beyond the sides; and Maintaining external access to the rear garden.

The extension is set to the rear and can not be seen from road side with external access remaining to the large rear garden

5.2 As a general rule, a rear extension should: respect the original house and garden in terms of its size and scale; use appropriate materials which match or are similar in appearance to the original house; and not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.

The extension is in a style to match existing with matching materials to the side and matching roof styles to the boundaries. The alteration to the previous bungalow next door and subsequent new build means that there will be no impact by way of overshadowing or loss of outlook

5.4 To avoid the problems caused by loss of light, as well as loss of privacy and outlook, the sizes and projections of rear extensions need to be strictly controlled.

The size of the extension in relation to the existing use of the bungalow and neighbouring storage block is acceptable as the amenity space to Briar Mead remains large and the amenity space to Midway is not affected by the extension

Yours Sincerely,

Redacted

Edward Gribbin

Architectural Designer

Orange Design Studio Limited