

NB - This property still has the benefit of PD (permitted development) rights.

Whilst this proposed extension is within 2m of the boundary with the proposal to render the new masonry it would not comply with PD.

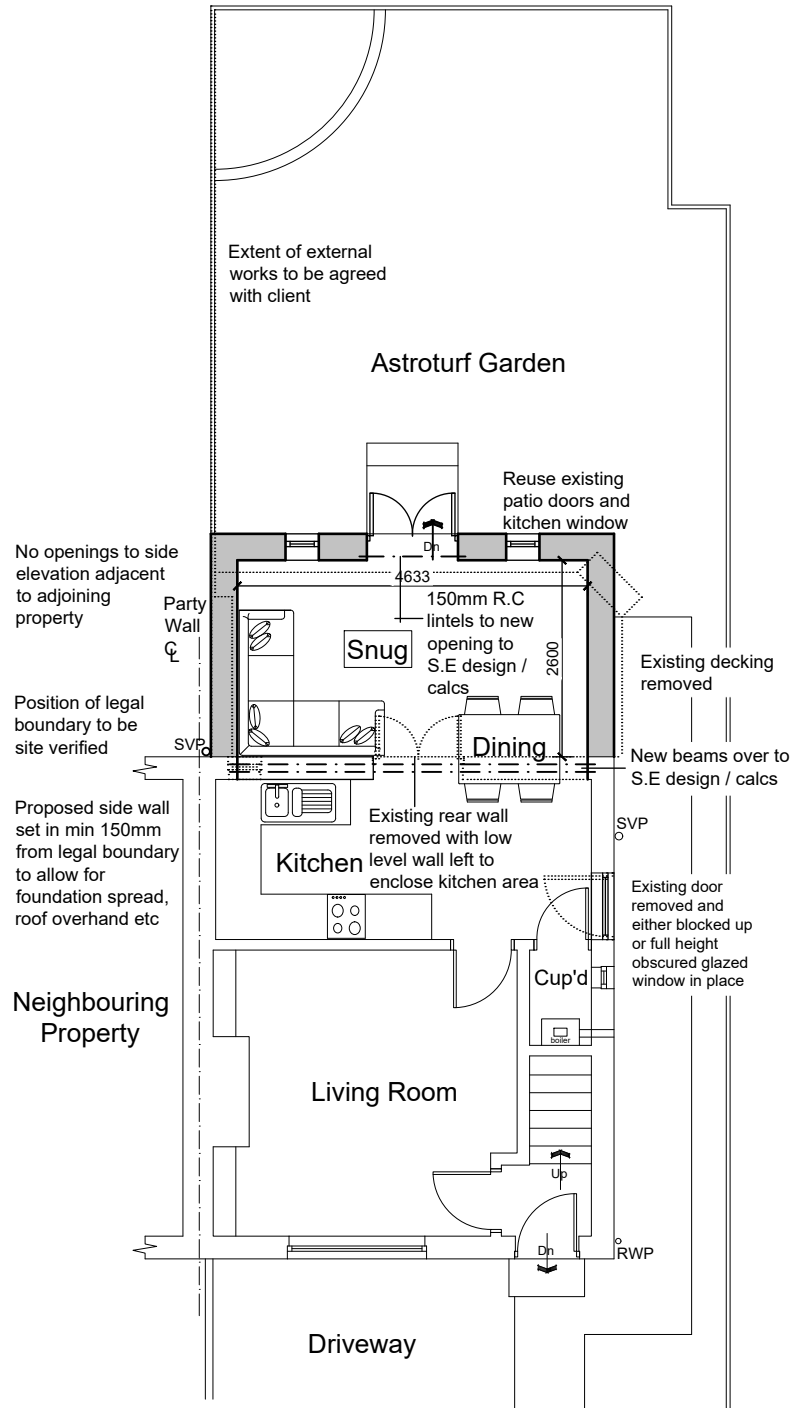
We however respectfully ask for a sympathetic approach to the proposed extension that is proposed on a very tight budget to enable the family to remain in the property and children to remain at the same local schools.

AS noted on the proposed block plan the proposed extension is proportionate to the host property, and retains sufficient external amenity space.

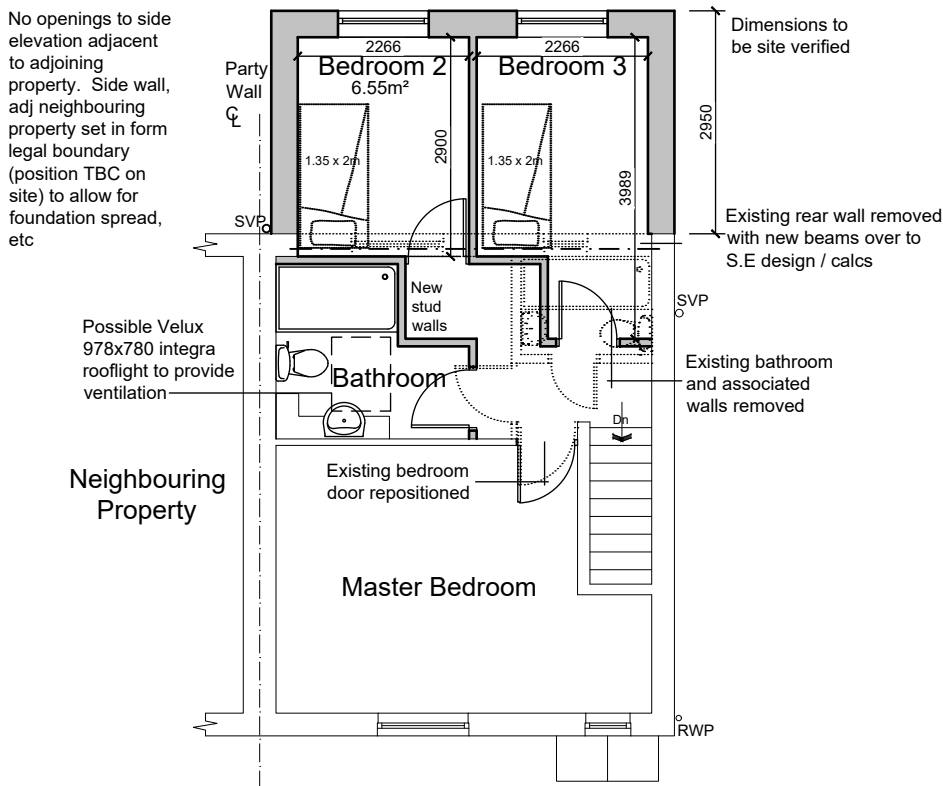
We contend, given the limited projection of 2.95m the impact on the adjoining property, No 36, has minimal/negligible impact.

The Kirklees SPD (supplementary Planning Documents) states "*Larger extensions may be acceptable in certain circumstances if this can be justified, such as where neighbouring houses have already been extended, and will be considered on a case-by-case basis.*"

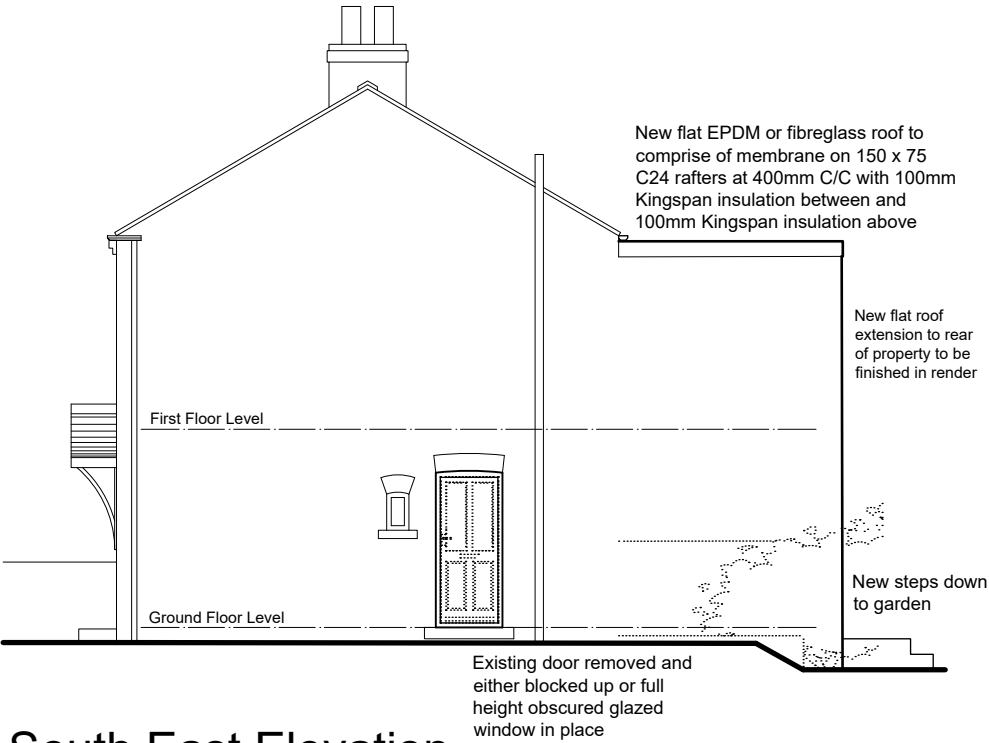
It's also important to note that Rydal Grove has other properties with two storey flat roof front extensions (No 18 & No 8)



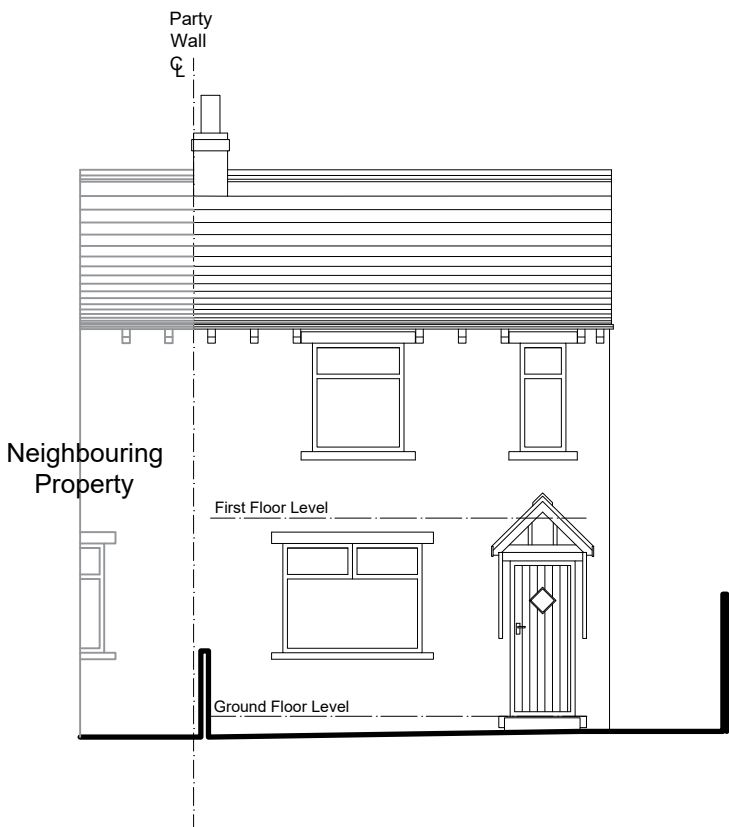
Ground Floor Plan



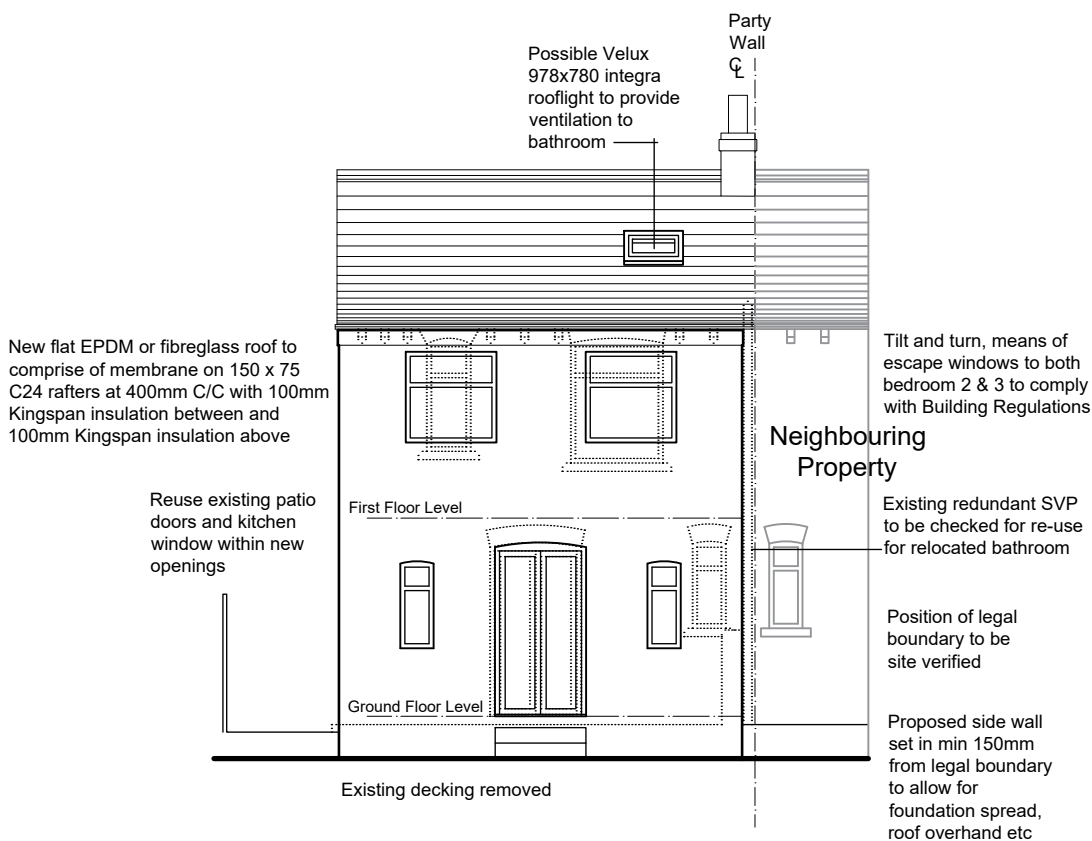
First Floor Plan



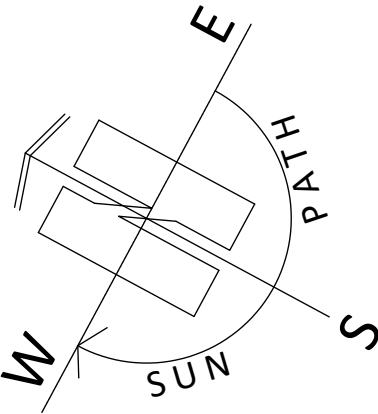
South East Elevation
(side)



South West Elevation
(front)



North East Elevation
(rear)



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Project
Erection of Two Storey Rear Extension and
Alterations to Dwelling at, 34 Rydal Grove,
Liversedge, WF15 7DN
Client

Mr Charlie Toulson
Drawing Title/Issue

General Arrangement as Proposed

scale 1:100 date 09/2024 sheet size A2 dwg. no. 24/1040/04a

1:100

