

1. The proposed extension will create a Terracing Effect, from both North and South aspects.(House, Extensions, and Alteration SPD 4.3). This is because the proposed extension is almost to the original roof apex. The house will appear as a single block from Farnley Road, disrupting the attractive spacing of the houses. This change of aesthetic contravenes LP 35.

2. The garage wall of no. 3 is built on the boundary of no. 2. Land East of the garage belongs to no. 2.

The distance between the stone face of the side of no. 3 garage to the stone face of side of no. 2 lounge is 170cms, this is the path of no. 2. The garage of no. 3 projects for a distance of 7 metres further back than the back face of no. 2, on the boundary. i.e. there is already a significant single storey projection.

The proposed two storey solid stone wall, projecting back 7 metres on the boundary of no. 2 will block light and West views for the lounge and bedrooms of no. 2. The over-shadow will exceed 45 degrees in the afternoon for the lounge and bedroom.

Currently, the apex of the garage roof of no. 3 is at the height of the guttering/roof tiles of no. 2. The current pitch of the garage roof, just allows enough light and some view towards the West, from the bedrooms of no. 2. (House, Extensions, and Alteration SPD 4.16, 4.17, 4.18, 4.19, 4.20, 5.3.).

3. Any work carried out on the boundary must be subject to agreement under the Party Wall Act.

4. With regard to the foot-print of no. 3 (location Plan id 1078948) and the foot-print "Existing Site Layout id 1078946), the plot of no. 3 is not L-shaped. The south face of no. 3 is flat. A one storey high, flat roofed, steel frame Pergola has been attached projecting approx. 7.5 metres from the rear face of no.3, into the back garden.

5. My understanding is that no changes can be made without the prior permission from The Transferor. (Deeds/TP1 point 4.2.2, Deeds/TP1 point 4.2.3.). These restrictions were made to protect the Conservation Area.