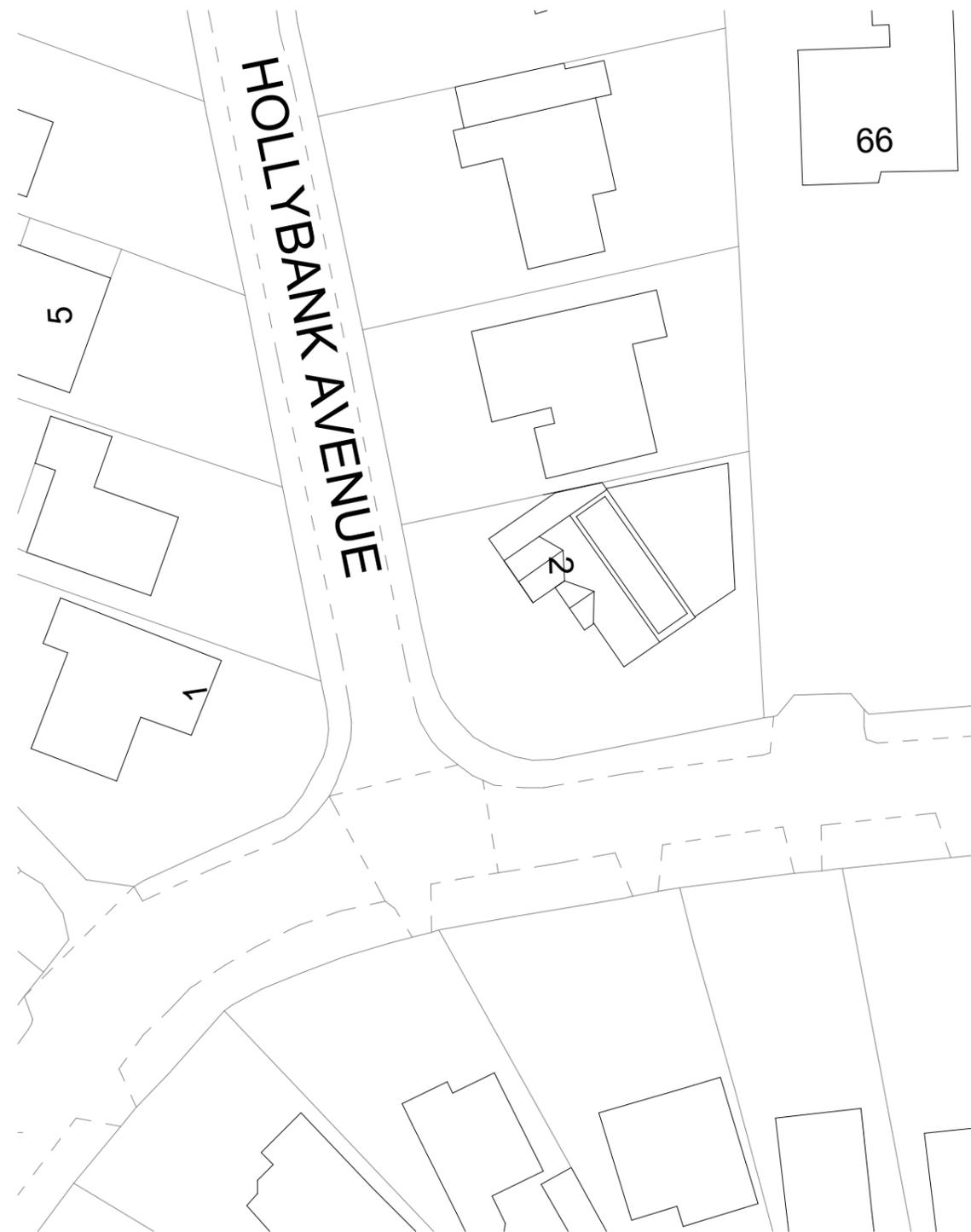


Existing Block Plan
1 : 500



Proposed Block Plan
1 : 500



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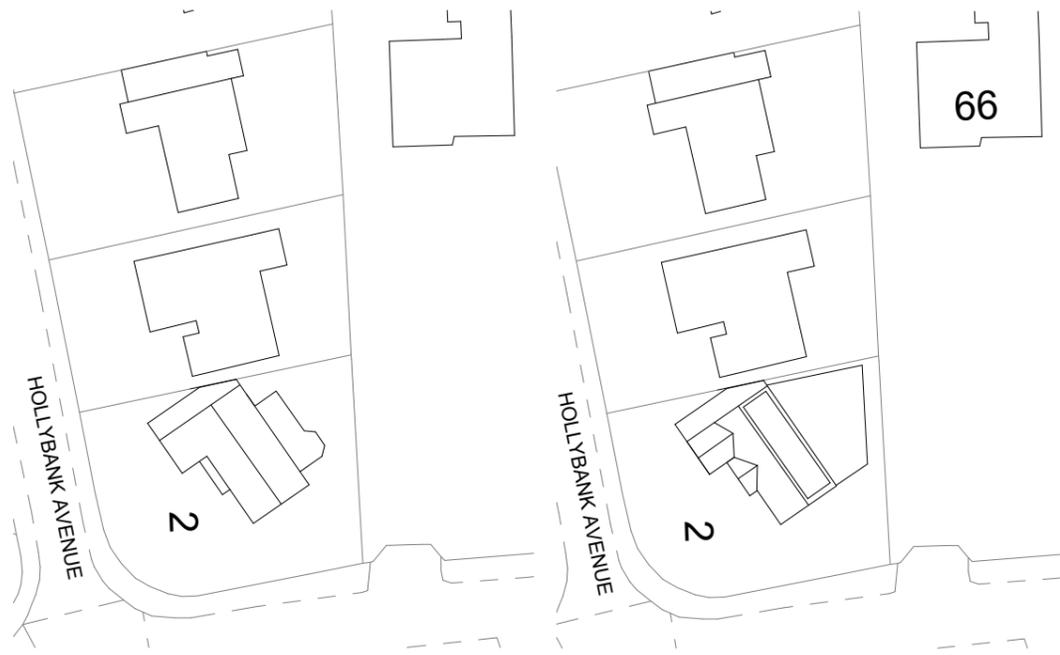
REVISIONS			
Rev A - Boundary wall to neighbours fence stepped back in away from fence			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	2 Hollybank Avenue, WF17 0AQ
SHEET	Existing & Proposed Block Plan

CLIENT			Khadija K	
Date	Project number	Scale (@ A3)		
10.07.2025	018	1 : 500		
Drawn by	DRWAING NUMBER		REV	
NT	014-P00			

Brief Response to Objections

1. Obstruction to No. 4s privacy



Existing Block Plan

Proposed Block Plan

1. The proposal is in keeping with the **existing angle** of the property. The **dormer windows will be at the exact same angle** as that of the existing 1st floor windows.
2. The proposed single storey extension will be mindful of foundations being kept within the applicant's property, It is not unusual for a detached property to build up to the fence line as can even be seen on Hollybank Avenue where **several garages have been built up to the fence line** *The boundary wall has now been pulled back away from the boundary fence.*
3. Access restrictions during construction from No. 4 Hollybank's side have been noted and amends made to the side elevation. (tiled cladding changed to red brick to match existing)

2. Visual Impact



Application Property as seen from Carlinghow Hill



Application Property as seen from Hollybank Avenue facing Carlinghow Hill

3. Yorkshire Water

The YW pipes run directly under the existing footprint of the application property. We are currently liaising with YW to a build over agreement for the extension. With a new Man hole created away from the proposed extension to grant access for inspection and maintenance.

As demonstrated, the application property is well set back within its plot, and mature hedges, barely visible from either road. Additionally, the improvement proposed to the front of the property only enhances its kerb appeal adding value to the street and fits perfectly with the characteristics of Upper Batley.

4. Overall enlargement of the property & Parking



Dwellings Opposite to and facing the Applicant's property



Dwellings adjacent to the rear of Applicant's property

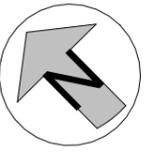
The application property is surrounded by some large scale dwellings, both in terms of height and footprint. We believe the proposed extension is quite humble in its context and in keeping with the main characteristic of the dwelling. **All of the extension has been proposed at the rear** of the property causing little to no impact to the street scene. The only change visible from the front elevation is the **eaves being raised by 45 cm** but with the property being setback and surrounded by properties with much higher roof lines, we believe this change will barely stand out as out of the ordinary.

Parking: The drive + Garage have an allowance of 5 car parking spaces.(shown on Proposed Site plan 014-P01) Leaving no reason for residents to park on the street.



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REVISIONS				PROJECT		CLIENT		
				2 Hollybank Avenue, WF17 0AQ		Khadija K		
				SHEET		Date	Project number	Scale (@ A3)
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	Block Plan (Effect on Neighbours)		10.07.2025	018	1 : 750
	PL	PLANNING	PLANNING			Drawn by	DRWAING NUMBER	REV
						NT	014-P000	



Existing Site
1 : 200



Proposed Site
1 : 200
Parking Space for 5 vehicles demonstrated

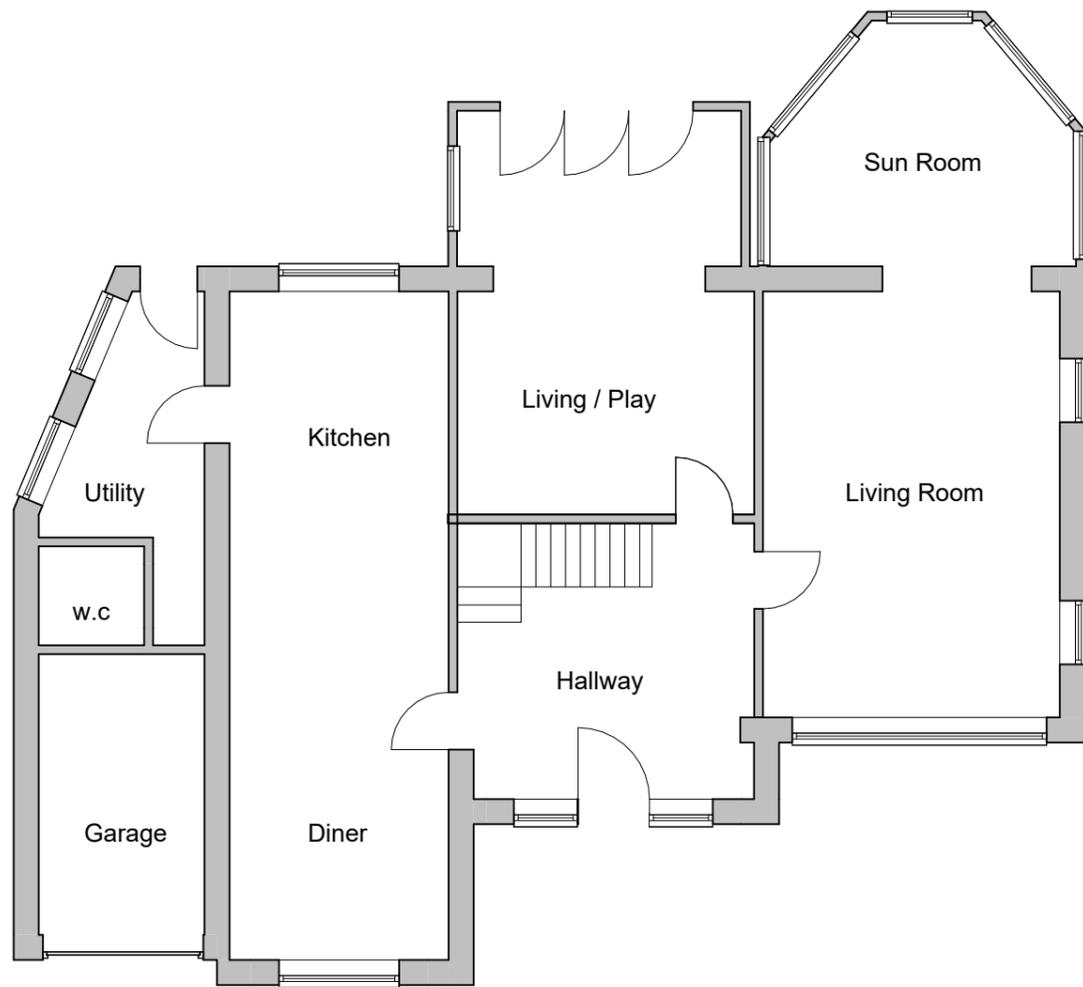


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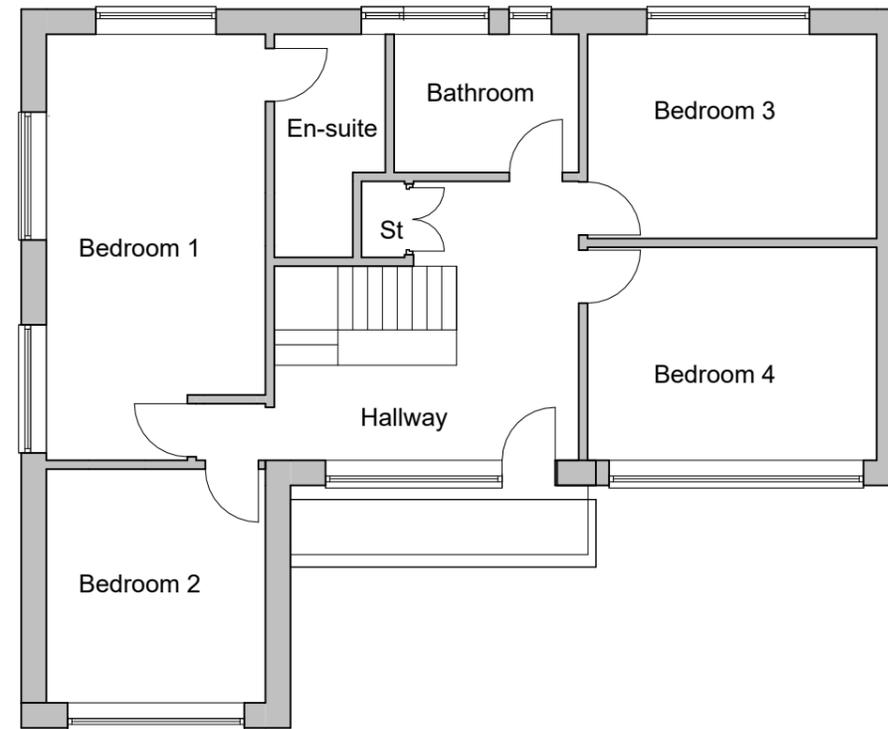
REVISIONS			
Rev A - Boundary wall to neighbours fence stepped back in away from fence			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	2 Hollybank Avenue, WF17 0AQ
SHEET	Existing & Proposed Site Plan

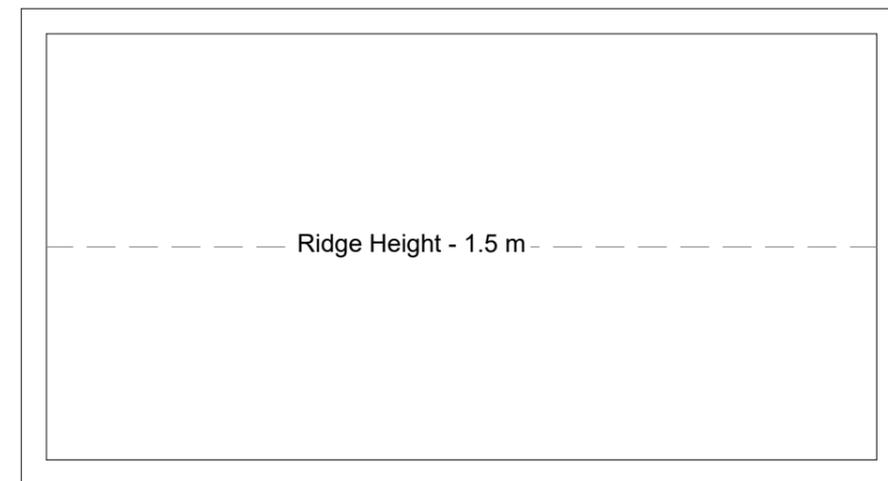
CLIENT			Khadija K	
Date	Project number	Scale (@ A3)		
10.07.2025	018	1 : 200		
Drawn by	DRWAING NUMBER	REV		
NT	014-P01	A		



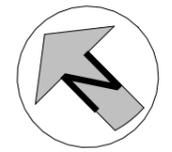
Existing Ground Floor
1 : 100



Existing First Floor
1 : 100



Existing Second Floor
1 : 100



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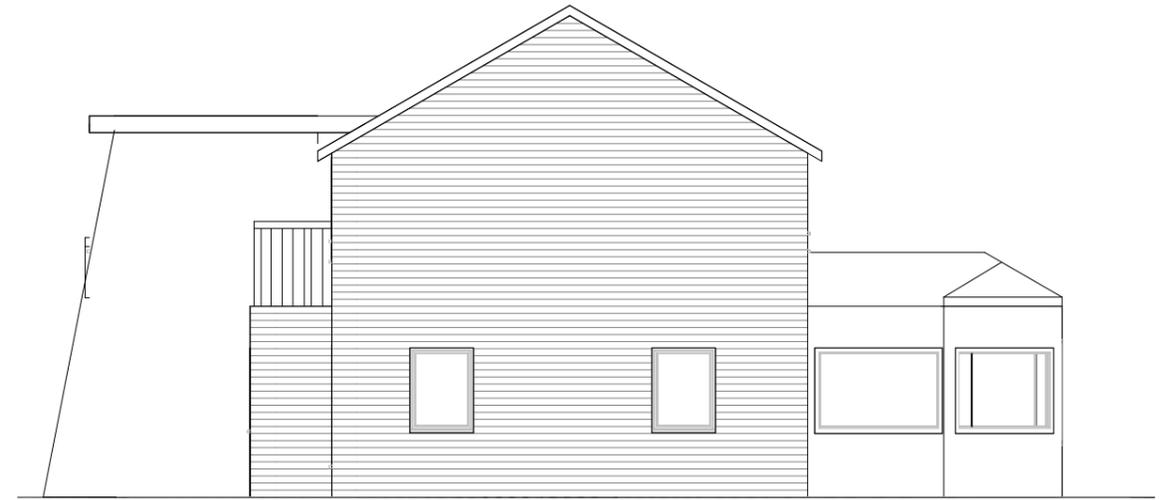
REVISIONS			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	2 Hollybank Avenue, WF17 0AQ
SHEET	Existing Plans

CLIENT			Khadija K		
Date	Project number	Scale (@ A3)			
10.07.2025	018	1 : 100			
Drawn by	DRWAING NUMBER	REV			
NT	018-P02				



Existing Front Elevation
1 : 100



Existing Side Elevation
1 : 100



Existing Rear Elevation
1 : 100



Existing Side Elevation 2
1 : 100



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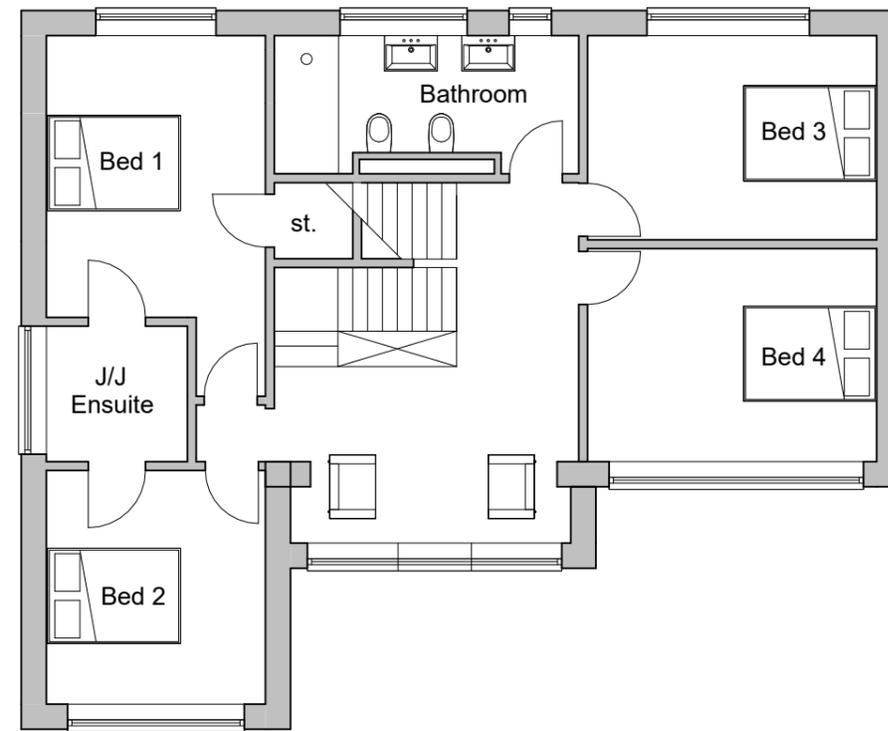
REVISIONS			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	2 Hollybank Avenue, WF17 0AQ
SHEET	Existing Elevations

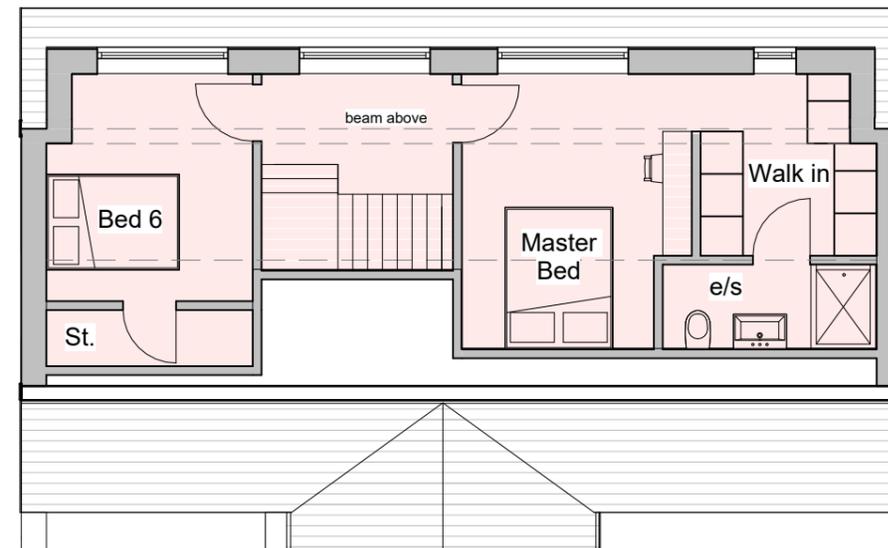
CLIENT			Khadija K	
Date	Project number	Scale (@ A3)		
10.07.2025	018	1 : 100		
Drawn by	DRAWING NUMBER		REV	
NT	018-P03			



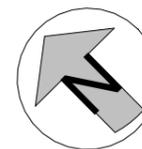
Proposed Ground Floor
1 : 100



Proposed First Floor
1 : 100



Proposed Second Floor
1 : 100

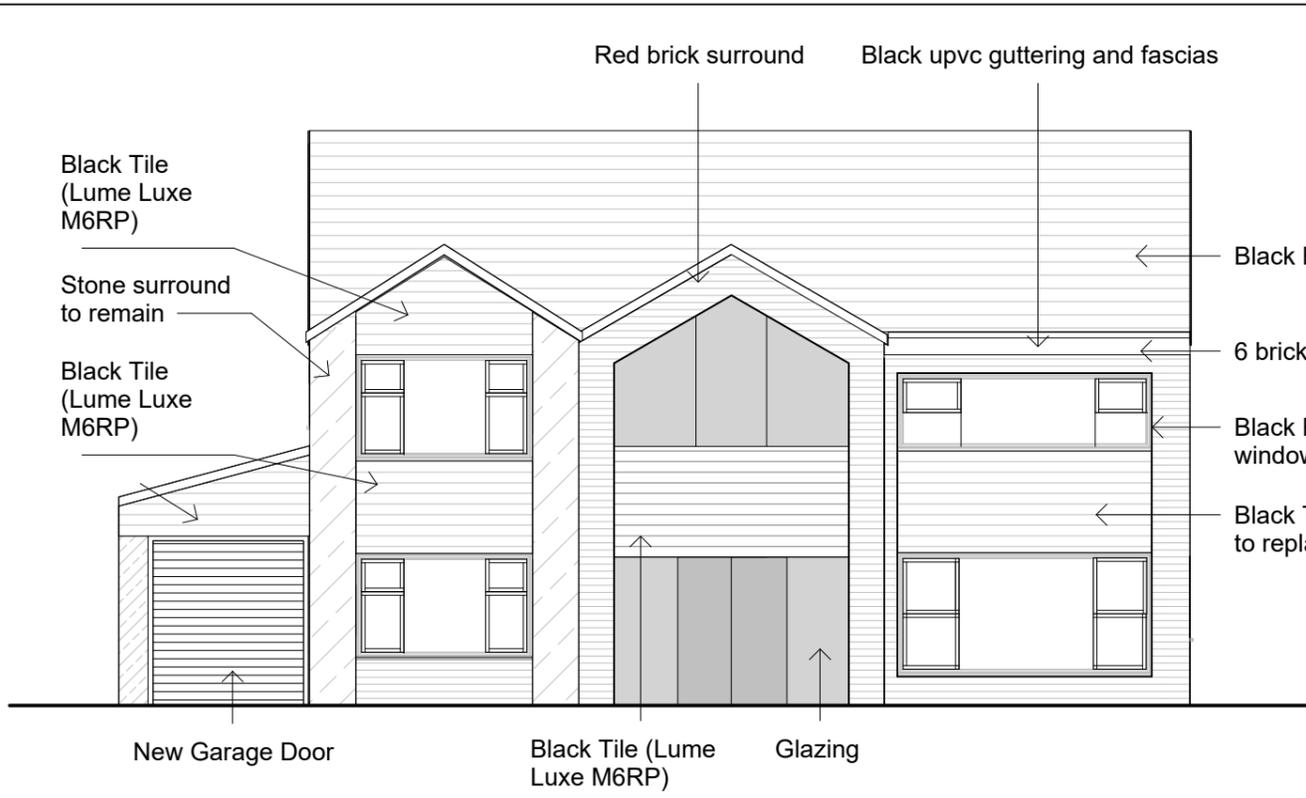


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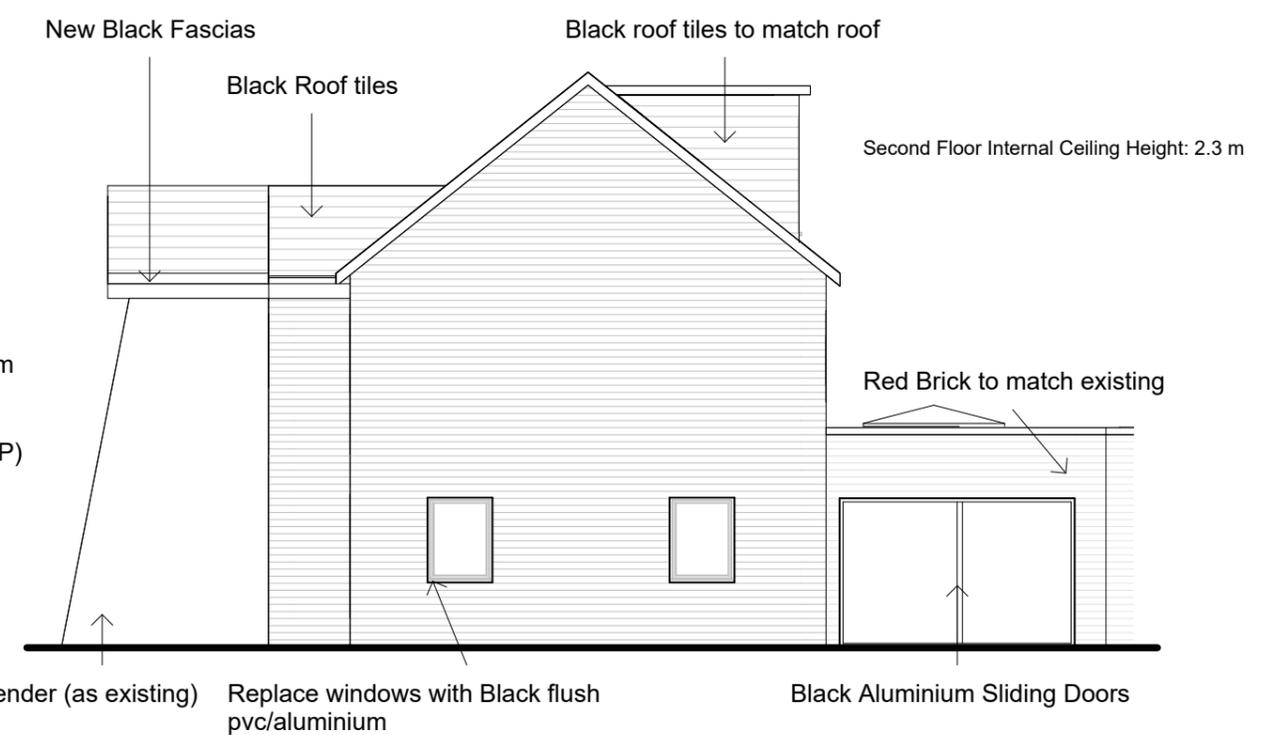
REVISIONS			
Rev A - Boundary wall to neighbours fence stepped back in away from fence			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT	2 Hollybank Avenue, WF17 0AQ
SHEET	Proposed Plans

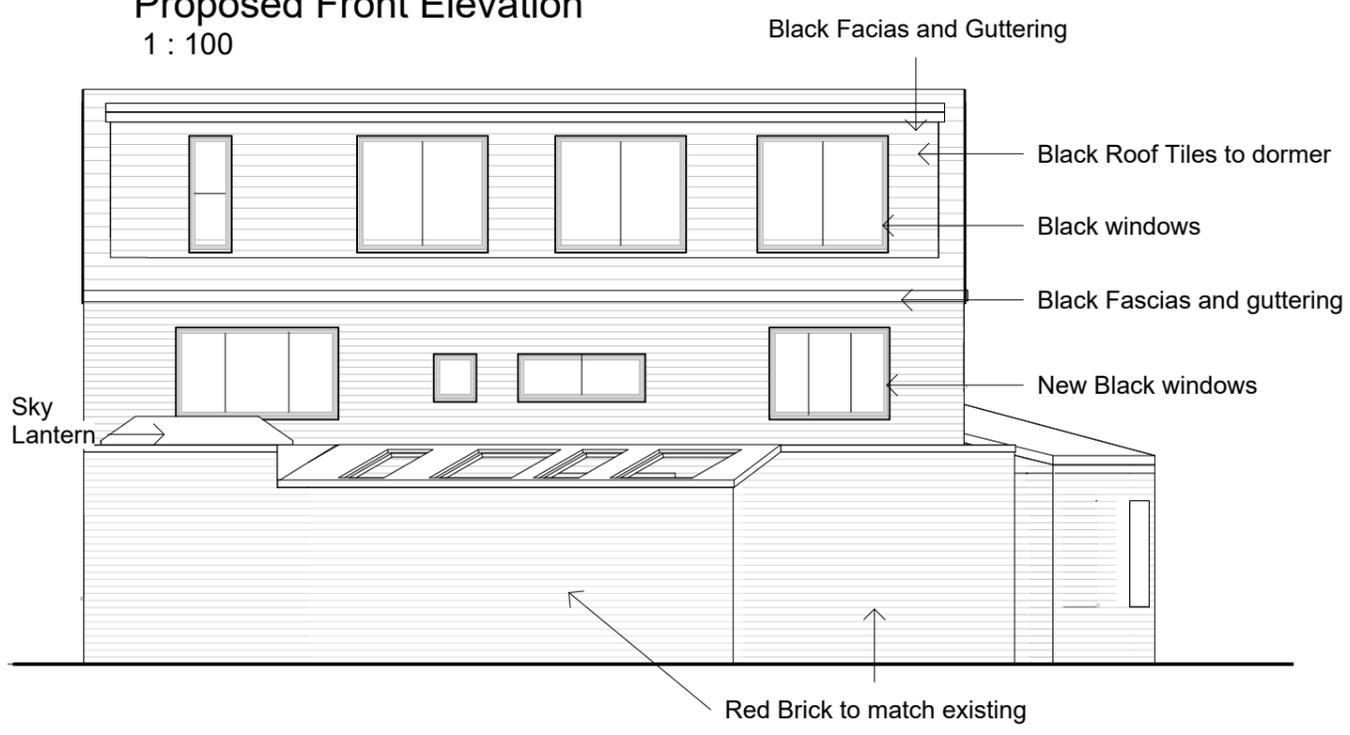
CLIENT Khadija K		
Date 10.07.2025	Project number 018	Scale (@ A3) 1 : 100
Drawn by NT	DRWAING NUMBER 018-P04	REV A



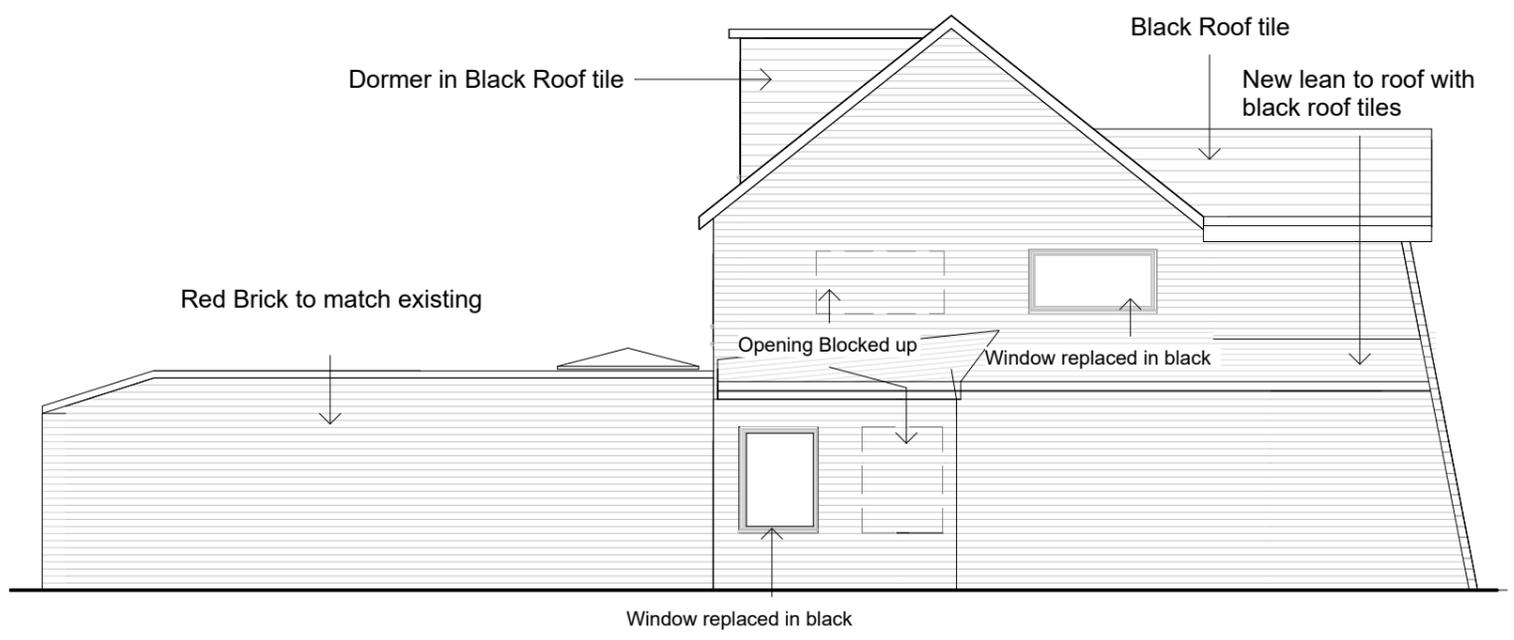
Proposed Front Elevation
1 : 100



Proposed Side Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed Side Elevation 2
1 : 100



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REVISIONS			
Rev A - Grey tile changed to red brick to match existing			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
	PL	PLANNING	PLANNING

PROJECT
2 Hollybank Avenue, WF17 0AQ

SHEET
Proposed Elevations

CLIENT		
Khadija K		
Date 10.07.2025	Project number 018	Scale (@ A3) 1 : 100
Drawn by NT	DRWAING NUMBER 018-P05	REV A