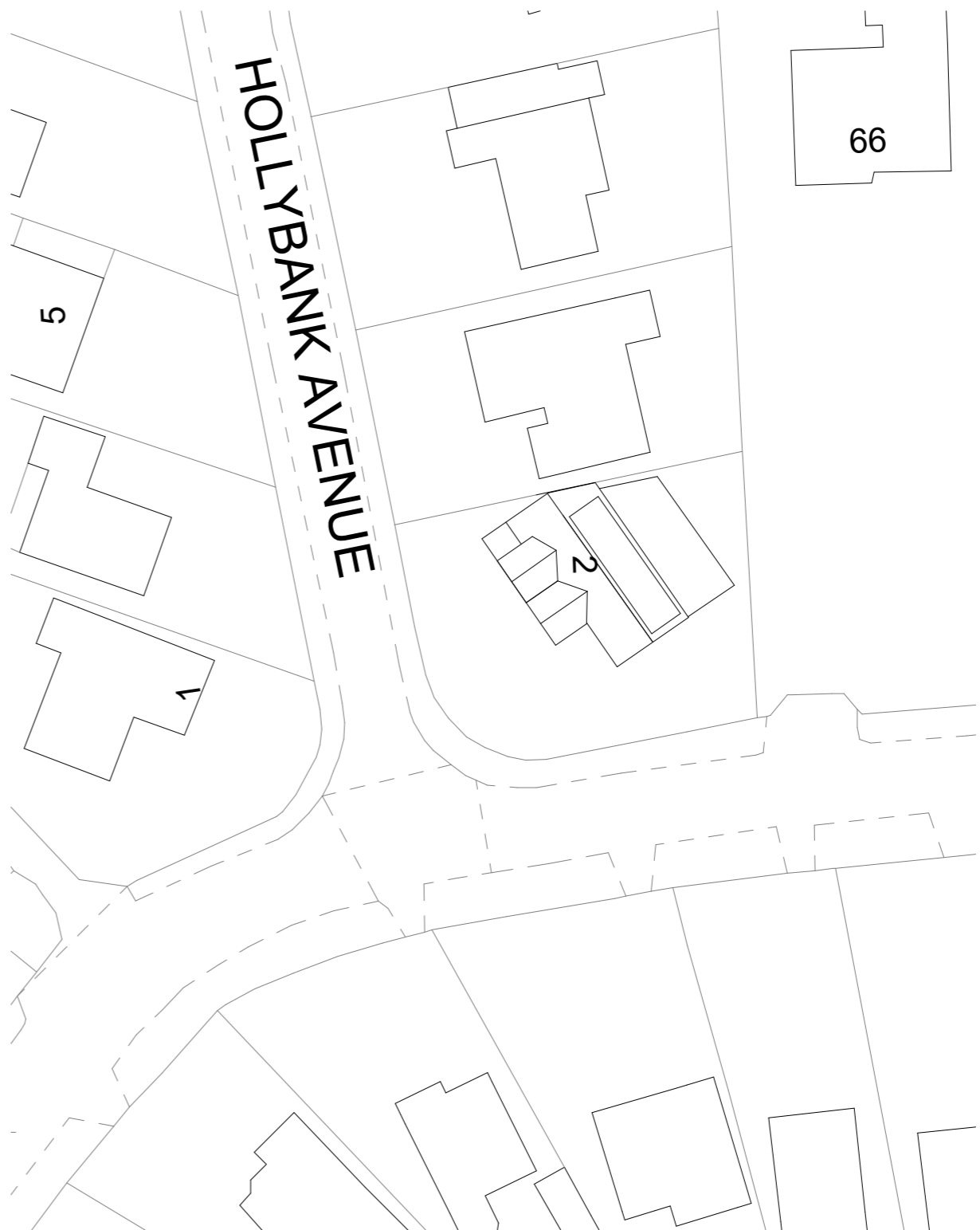
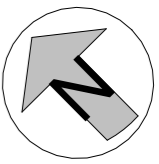


Existing Block Plan  
1 : 500



Proposed Block Plan  
1 : 500



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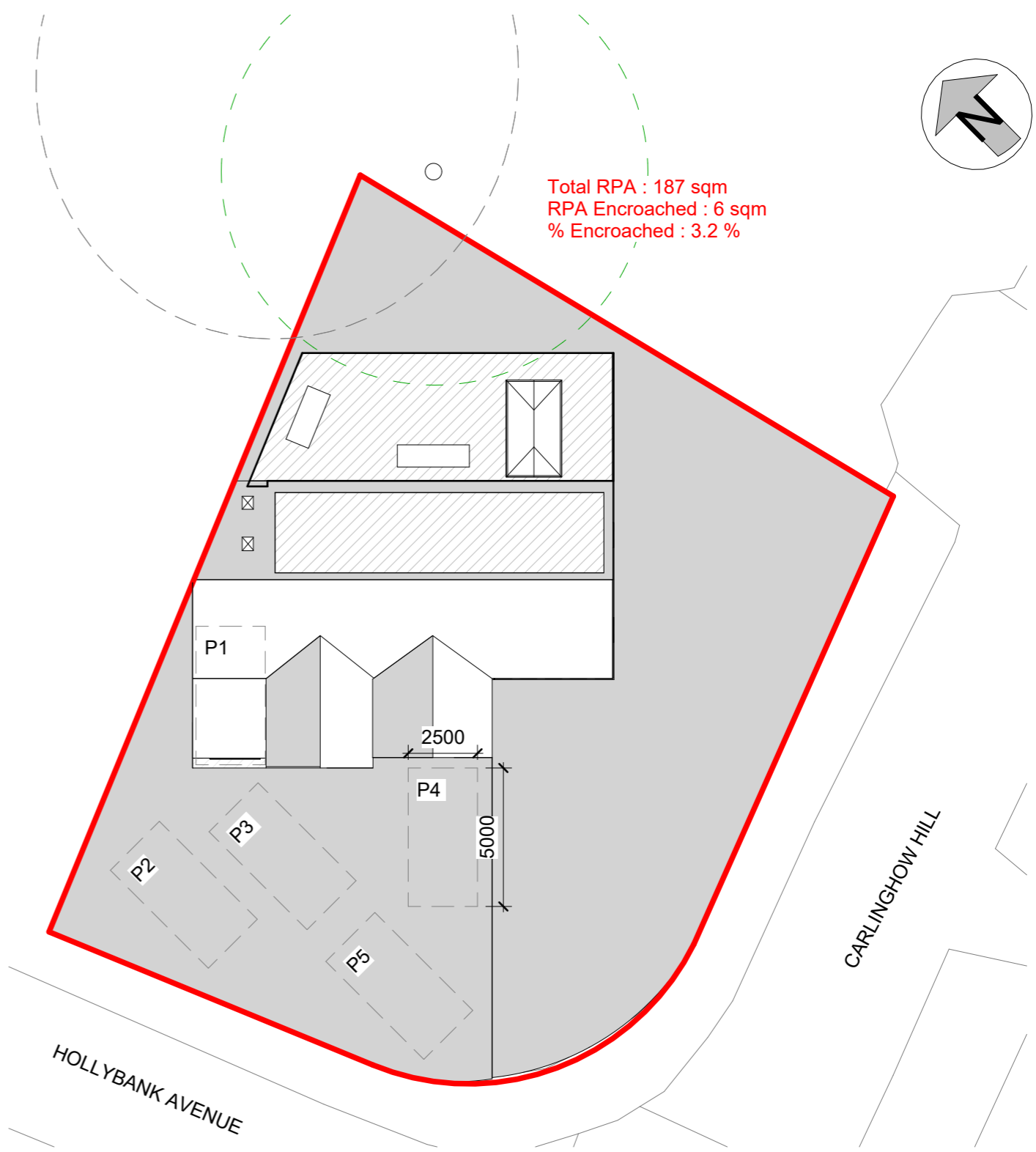
| REVISIONS   |        |                         |                  |
|---|--------|-------------------------|------------------|
| Rev A - Boundary wall to neighbours fence stepped back in away from fence |        |                         |                  |
| CODE  | STATUS | SUITABILITY DESCRIPTION | 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         | 019-P00        |              |           |     |  |



Existing Site  
1 : 200



Total RPA : 187 sqm  
RPA Encroached : 6 sqm  
% Encroached : 3.2 %

Proposed Site  
1 : 200  
Parking Space for 5 vehicles demonstrated

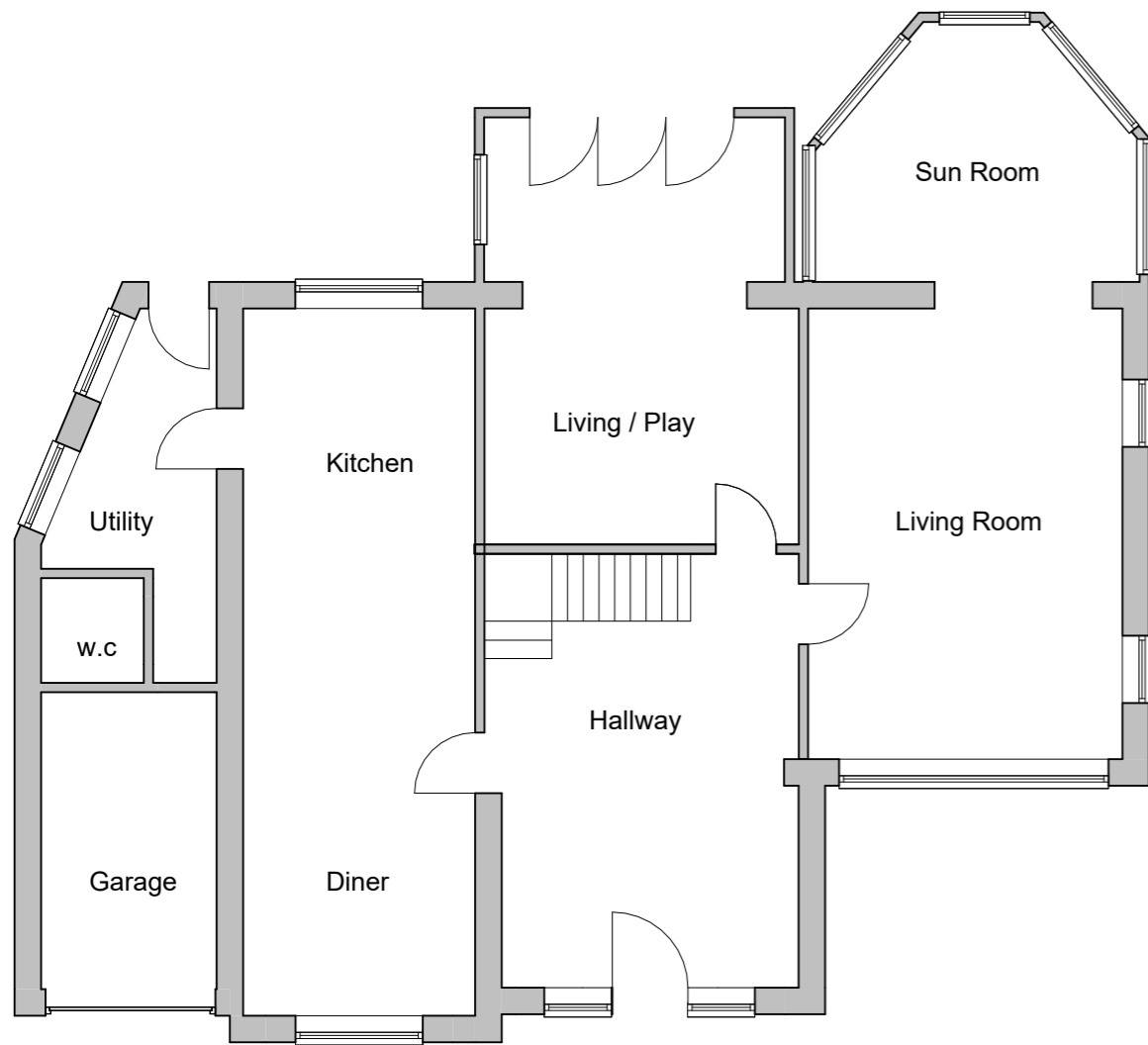


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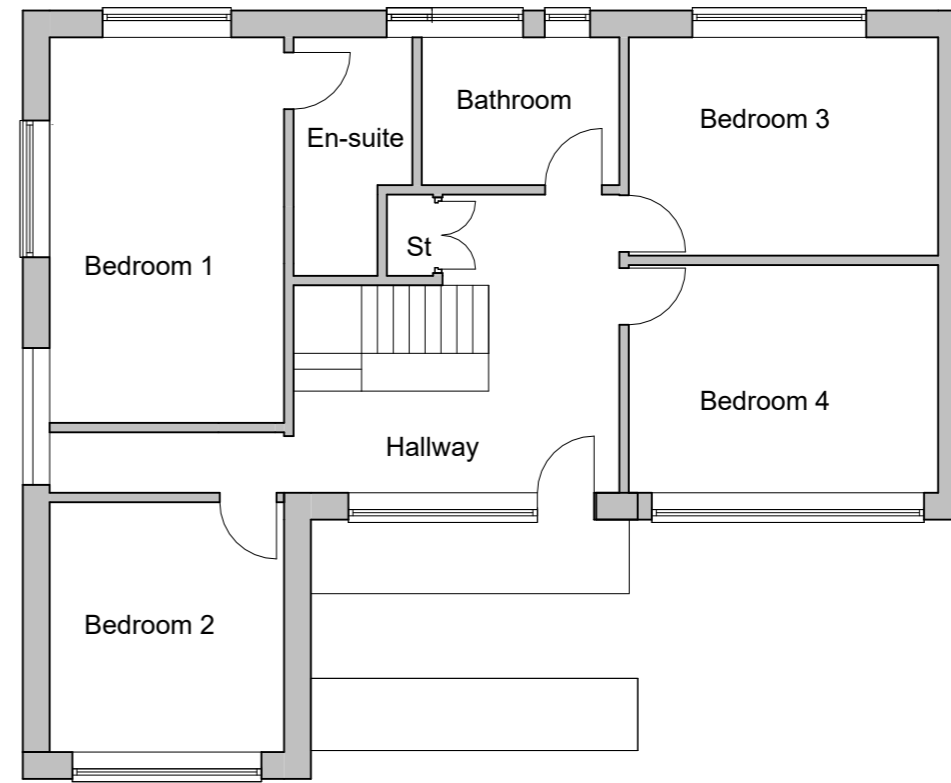
| REVISIONS   |        |                         |                  |
|---|--------|-------------------------|------------------|
| Rev A - Boundary wall to neighbours fence stepped back in away from fence |        |                         |                  |
| CODE  | STATUS | SUITABILITY DESCRIPTION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

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

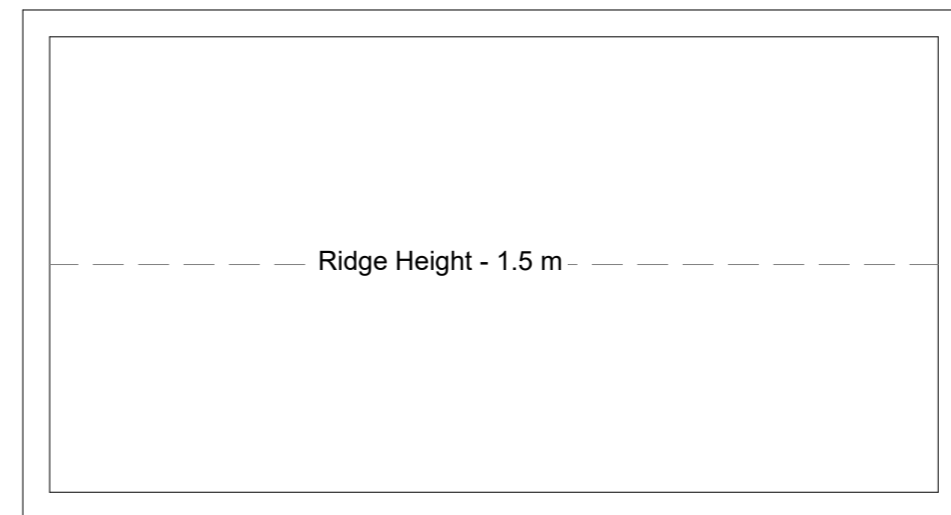
| CLIENT             |                           |                         |
|--------------------|---------------------------|-------------------------|
| Khadija K          |                           |                         |
| Date<br>10.07.2025 | Project number<br>018     | Scale (@ A3)<br>1 : 200 |
| Drawn by<br>NT     | DRWAING NUMBER<br>019-P01 | REV<br>A                |



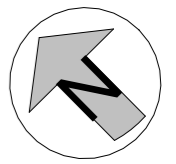
Existing Ground Floor  
1 : 100



Existing First Floor  
1 : 100



Existing Second Floor  
1 : 100



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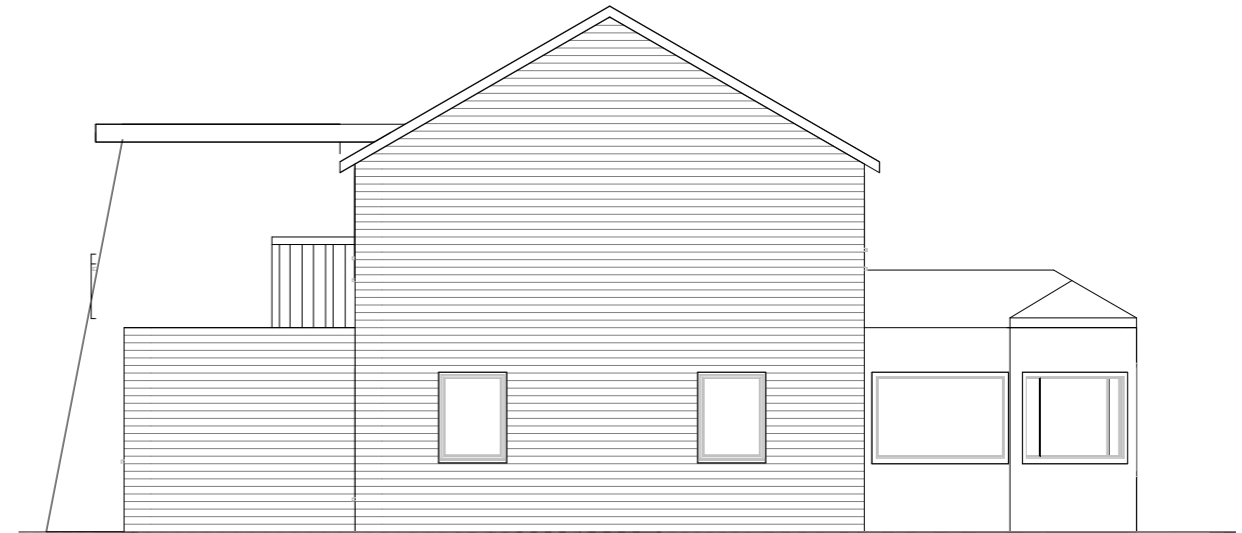
| REVISIONS |        |                         |                  |
|-----------|--------|-------------------------|------------------|
| CODE      | STATUS | SUITABILITY DESCRIPTION | PURPOSE OF ISSUE |
|           | PL     | PLANNING                | PLANNING         |

|         |                              |
|---------|------------------------------|
| PROJECT | 2 Hollybank Avenue, WF17 0AQ |
| SHEET   | Existing Plans               |

|                     |                           |                         |
|---------------------|---------------------------|-------------------------|
| CLIENT<br>Khadija K |                           |                         |
| Date<br>10.07.2025  | Project number<br>018     | Scale (@ A3)<br>1 : 100 |
| Drawn by<br>NT      | DRWAING NUMBER<br>019-P02 | REV                     |



Existing Front Elevation  
1 : 100



Existing Side Elevation  
1 : 100



Existing Rear Elevation  
1 : 100



Existing Side Elevation 2  
1 : 100

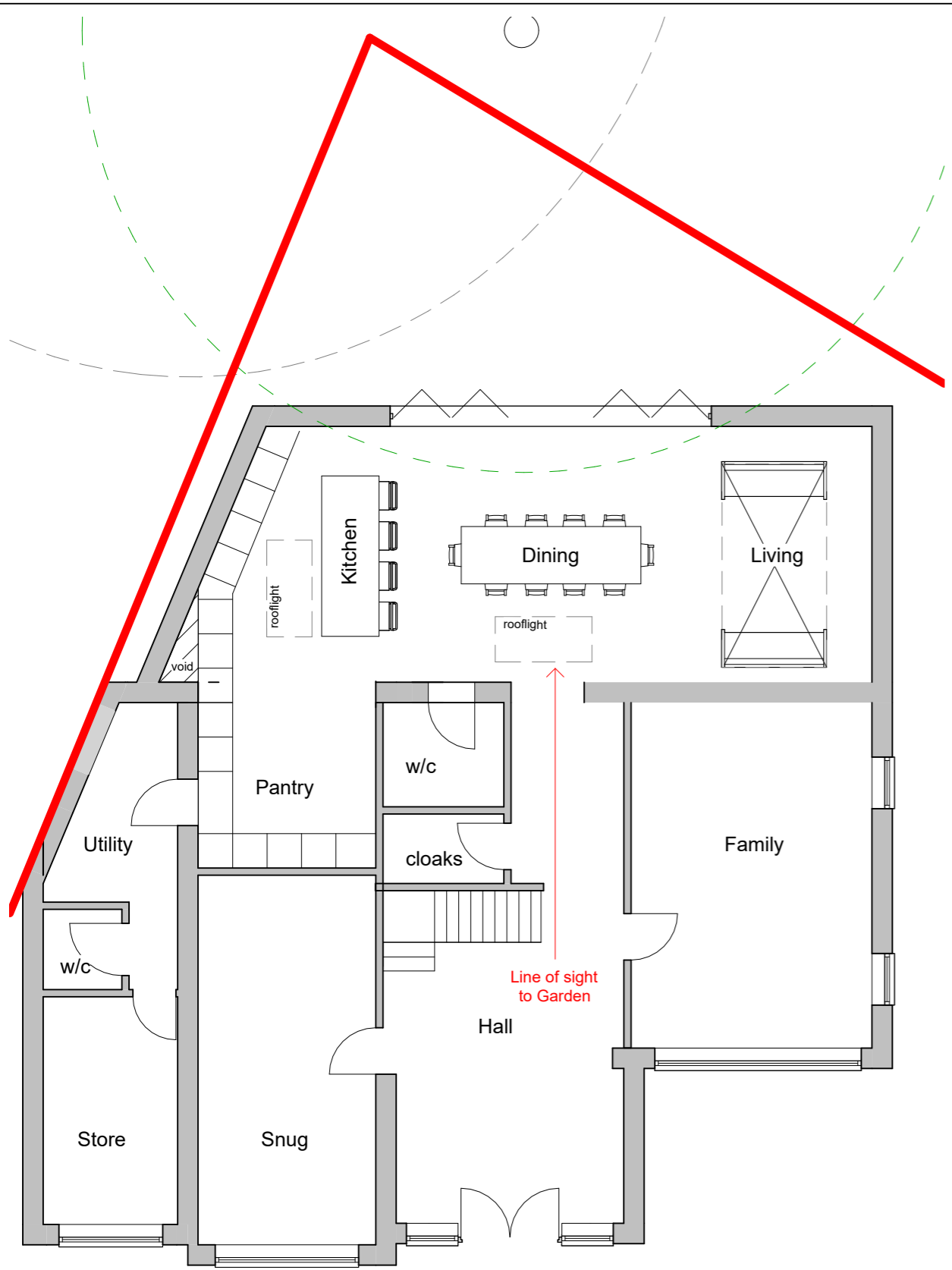


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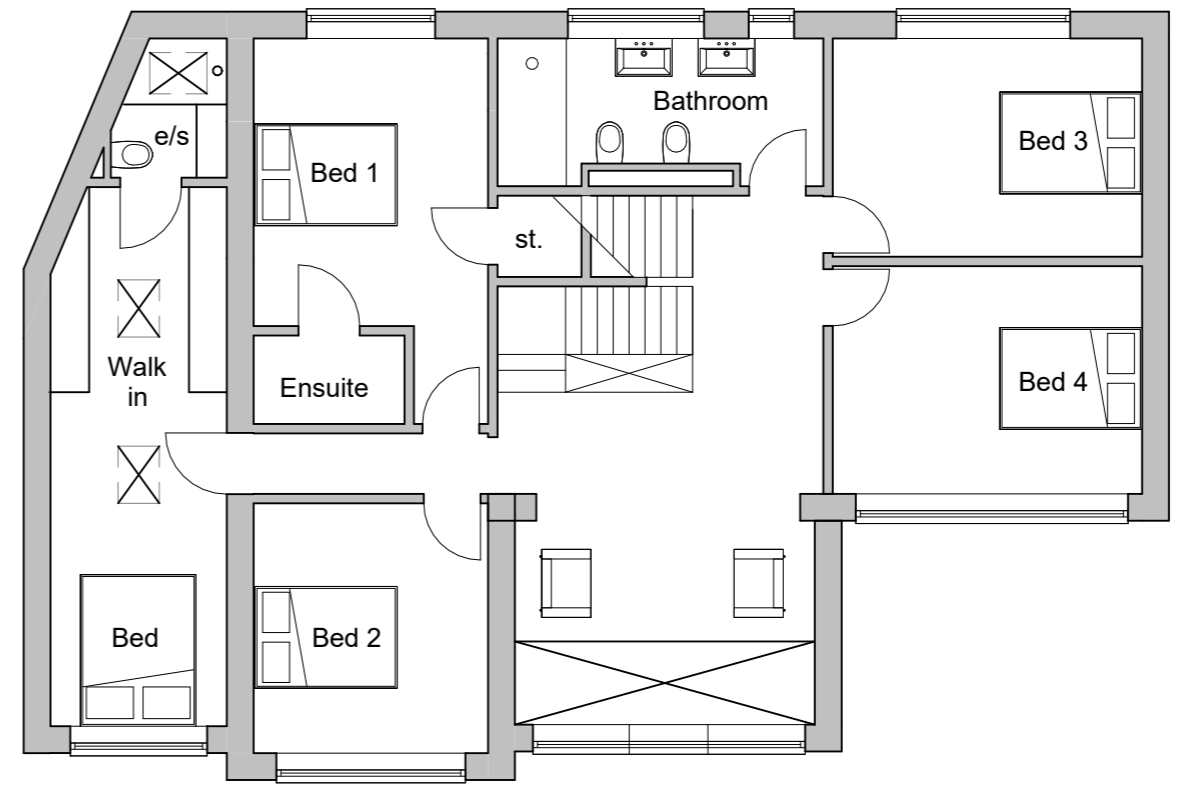
| REVISIONS |        |                         |                  |
|-----------|--------|-------------------------|------------------|
| CODE      | STATUS | SUITABILITY DESCRIPTION | PURPOSE OF ISSUE |
|           | PL     | PLANNING                | PLANNING         |

|         |                              |
|---------|------------------------------|
| PROJECT | 2 Hollybank Avenue, WF17 0AQ |
| SHEET   | Existing Elevations          |

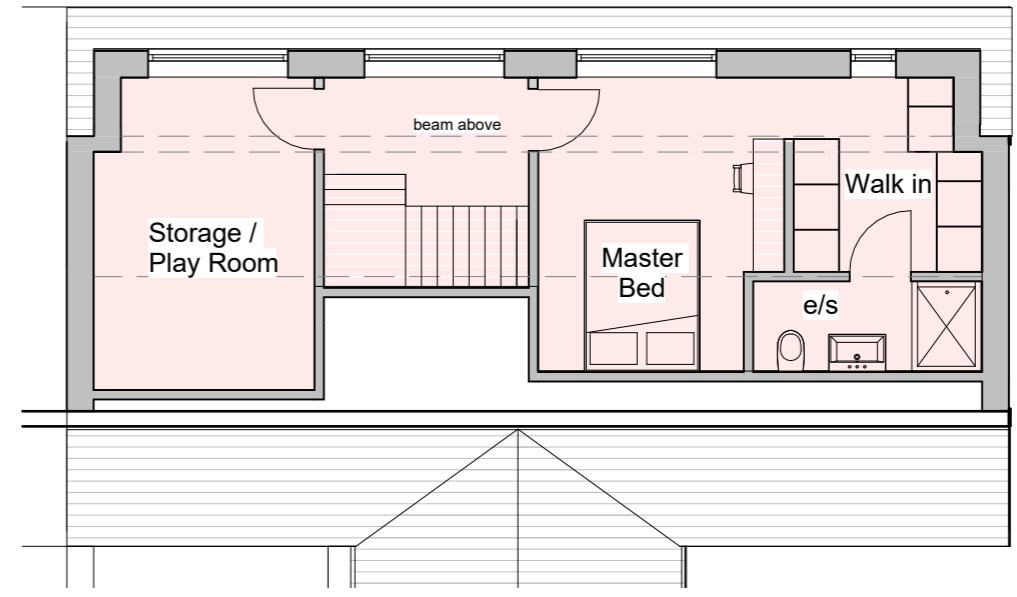
|            |                |              |           |  |
|------------|----------------|--------------|-----------|--|
| CLIENT     |                |              | Khadija K |  |
| Date       | Project number | Scale (@ A3) |           |  |
| 10.07.2025 | 018            | 1 : 100      |           |  |
| Drawn by   | DRAWING NUMBER |              | REV       |  |
| NT         | 019-P03        |              |           |  |



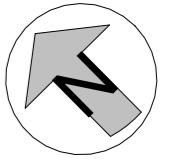
**Proposed Ground Floor**  
1 : 100



**Proposed First Floor**  
1 : 100



**Proposed Second Floor**  
1 : 100



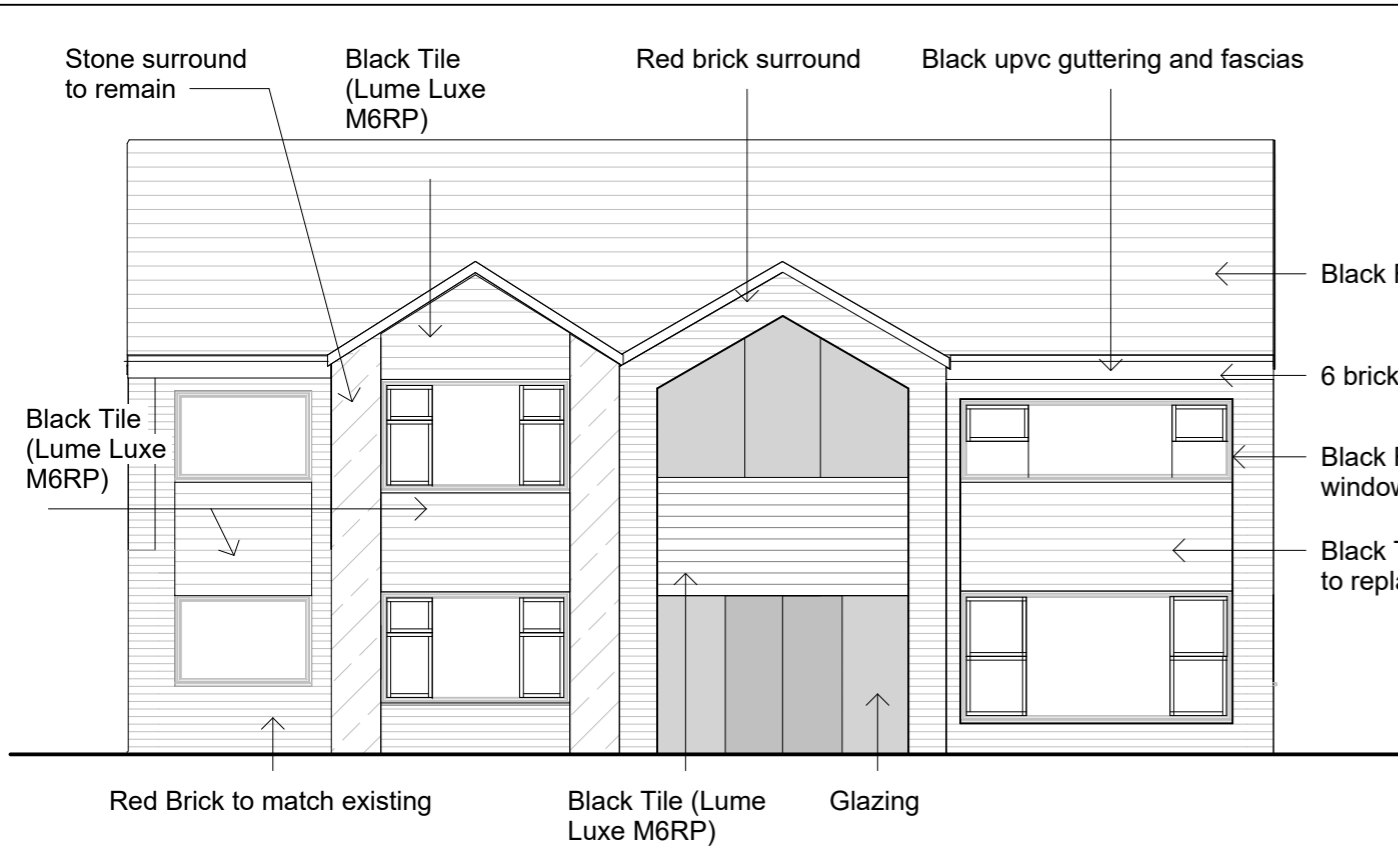
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| REVISIONS |        |                         |                  |
|-----------|--------|-------------------------|------------------|
| CODE      | STATUS | SUITABILITY DESCRIPTION | PURPOSE OF ISSUE |
|           | PL     | PLANNING                | PLANNING         |

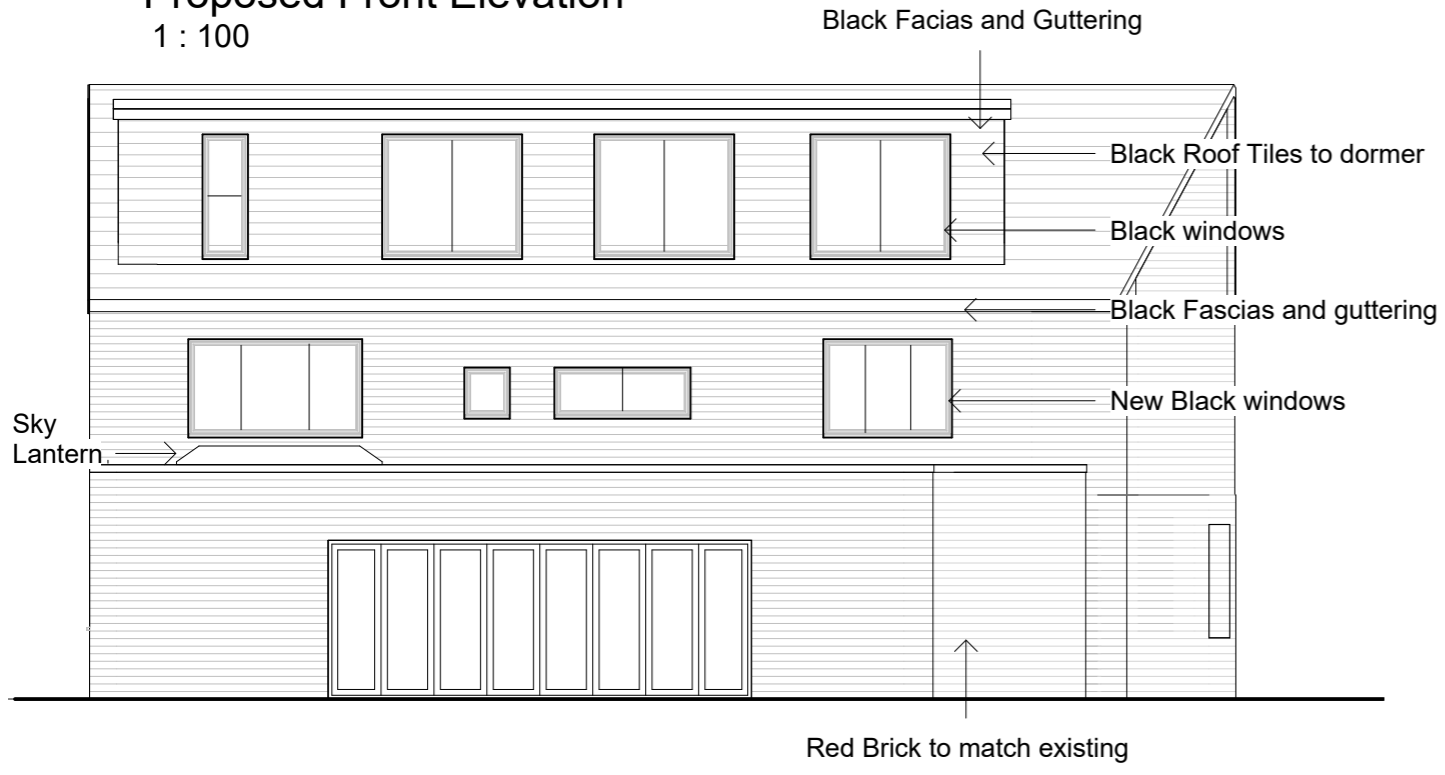
PROJECT  
 2 Hollybank Avenue, WF17 0AQ

SHEET  
**Proposed Plans**

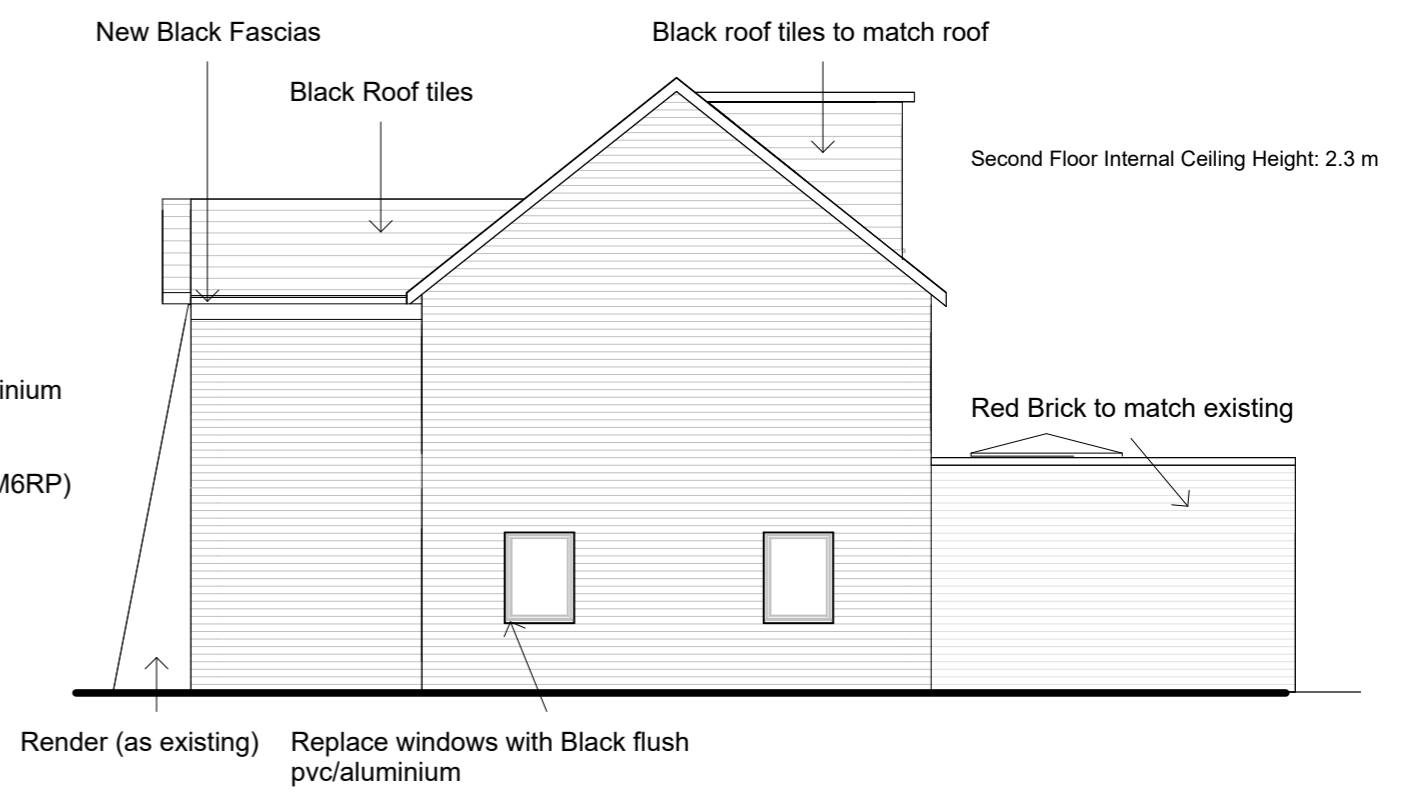
| CLIENT             |                           |                         |
|--------------------|---------------------------|-------------------------|
| Khadija K          |                           |                         |
| Date<br>10.07.2025 | Project number<br>018     | Scale (@ A3)<br>1 : 100 |
| Drawn by<br>NT     | DRWAING NUMBER<br>019-P04 | REV<br>A                |



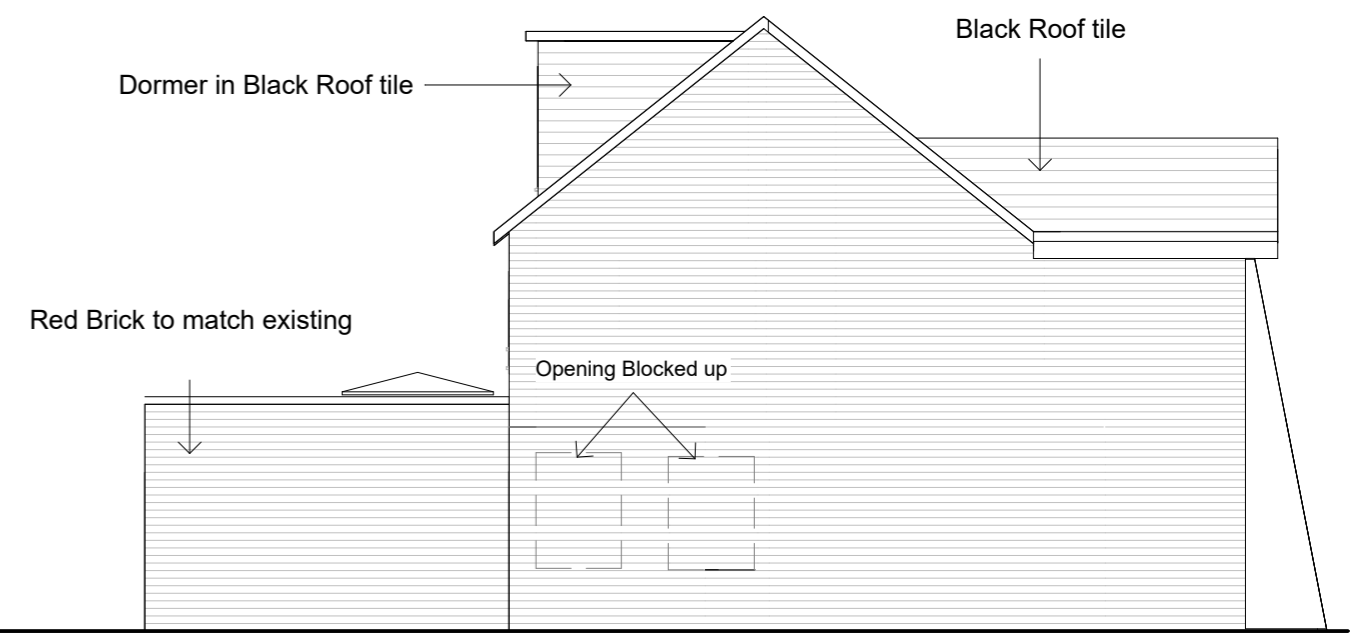
**Proposed Front Elevation**  
1 : 100



**Proposed Rear Elevation**  
1 : 100



**Proposed Side Elevation**  
1 : 100



**Proposed Side Elevation 2**  
1 : 100



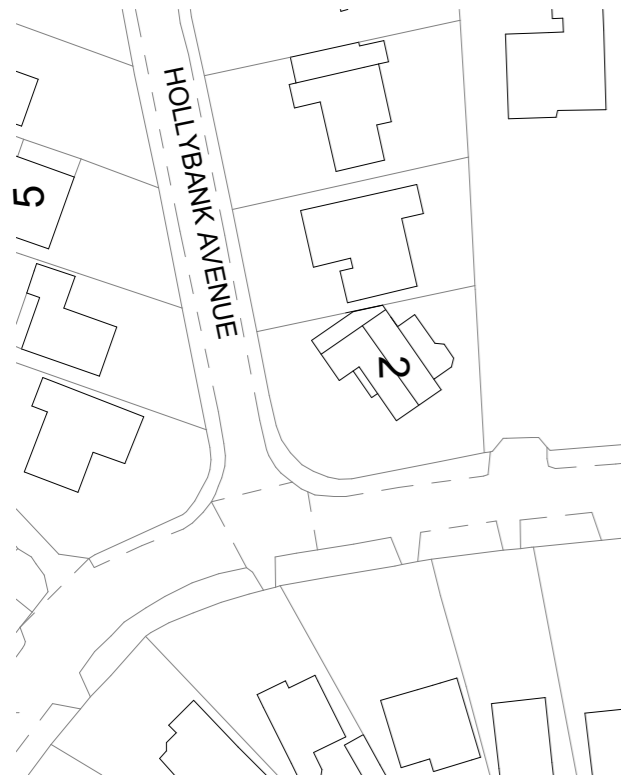
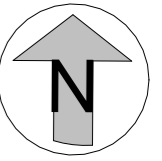
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| REVISIONS  |        |                         |                  |
|--|--------|-------------------------|------------------|
| Rev A - Grey tile changed to red brick to match existing |        |                         |                  |
| CODE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

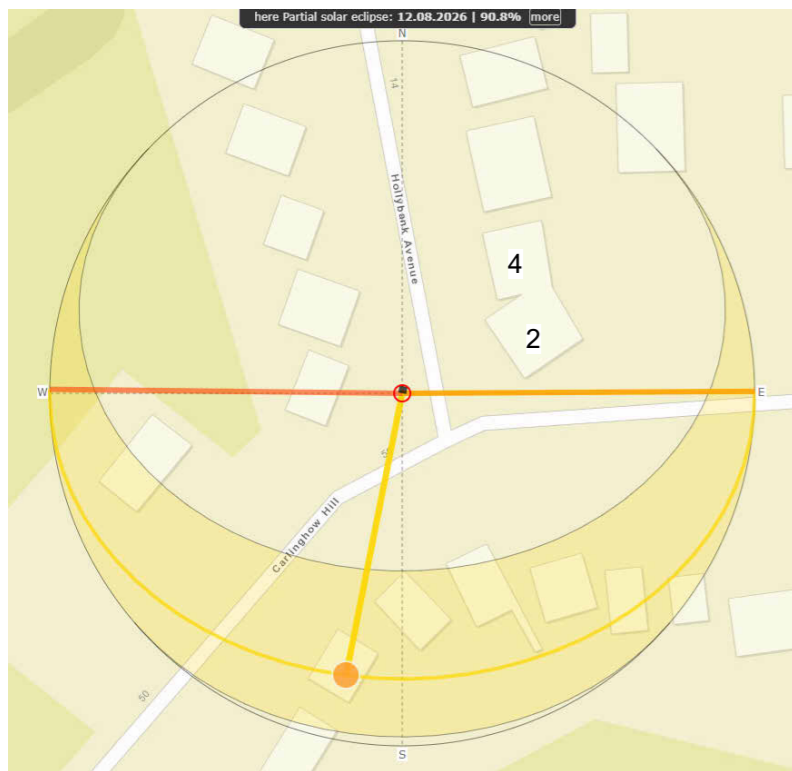
**PROJECT**  
2 Hollybank Avenue, WF17 0AQ

**SHEET**  
Proposed Elevations

| CLIENT             |                           |                         |
|--------------------|---------------------------|-------------------------|
| Khadija K          |                           |                         |
| Date<br>10.07.2025 | Project number<br>018     | Scale (@ A3)<br>1 : 100 |
| Drawn by<br>NT     | DRWAING NUMBER<br>019-P05 | REV<br>A                |



Existing Block Plan  
1:1000



Sunpath Diagram

The Proposed Extension has been designed to meet Guidelines set out in the adopted **Householder Design Guide**

**SEPARATION**

- The minimum separation distance between the application site and neighbouring dwelling no 4 remains unchanged.

**OVERSHADOWING**

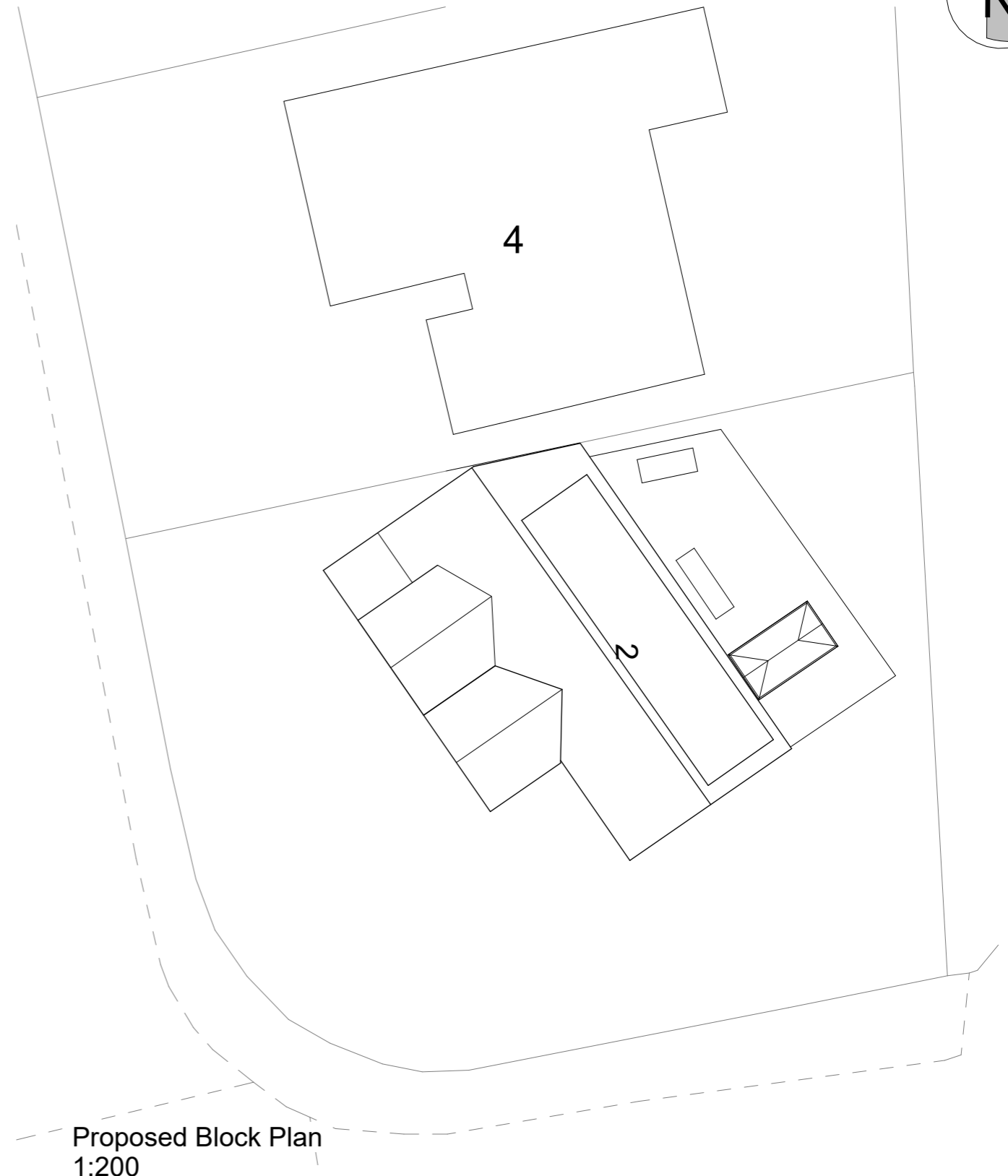
- The double storey extension causes little to no impact to no 4 as the extension is a continuation of the existing roof line and profile. The applicant property already sits in the path of the sun and adding the extension makes it no worse than before.

**45 DEGREE RULE - VIEWS**

- The application property is at an angle to no. 4, causing no obstruction to their views. Care has also been taken to NOT add any windows facing the neighbours to maintain their privacy.

**Root Protection Area**

- The rear extension has now largely been taken out of the RPA. Encroachment is only within T008 and this is approximately 3 %. Well under the recommended 10 %



Proposed Block Plan  
1:200



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| REVISIONS |        |                         |                  |
|-----------|--------|-------------------------|------------------|
| CODE      | STATUS | SUITABILITY DESCRIPTION | PURPOSE OF ISSUE |
|           | PL     | PLANNING                | PLANNING         |

|         |                                   |
|---------|-----------------------------------|
| PROJECT | 2 Hollybank Avenue, WF17 0AQ      |
| SHEET   | Block Plan (Effect on Neighbours) |

|            |                |              |           |  |  |
|------------|----------------|--------------|-----------|--|--|
| CLIENT     |                |              | Khadija K |  |  |
| Date       | Project number | Scale (@ A3) |           |  |  |
| 10.07.2025 | 018            | As indicated |           |  |  |
| Drawn by   | DRWAING NUMBER | REV          |           |  |  |
| NT         | 019-P06        |              |           |  |  |