

399 Soothil lane,
Batley,
WF17 6ES

Planning Statement

The planning statement is in support an application at the above address for a single storey rear extension.

The property is a 2 storey semi-detached stone/brick built property on Soothil Lane close to the main junction.

A brick built single storey rear extension is present at the rear of the property to the main kitchen along with a bay window to the rear living room.

The adjoining neighbour has a single storey 3.3m rear conservatory with glazing on all 4 side as well as a hipped glazed roof.

The rear elevation on Soothil lane is north facing with majority of the daylight to the rear during the morning and evening light blocked by the neighbouring conservatory.

The proposal is to demolish the rear extensions and build a 4m single storey rear extension built out of brick to match the rear elevation and existing extensions.

This will allow for a larger open plan kitchen dining room with a window and patio door on the rear elevation leading to the garden.

The rear extension shall be offset from the adjoining sound boundary by a 150mm allowing for the existing 1.m fence to be maintained.