

Justification Statement – 1 Huntrod, Sowood Lane, Grange Moor WF4 4BN

My client would like to build a first floor extension to create an extra bedroom and en suite, making the property a three bedroom family home.

They would like to keep the proposed front wall flush at first floor, if that is acceptable, to be in keeping with the existing house. The proposed ridge line and eaves would be lower than the existing.

The property has a large front garden where they would like to build a detached garage to the far right corner and a single storey front extension which would be the new entrance way, utility and downstairs toilet.

The existing conservatory at the rear would be removed and replaced by a wider extension which would provide additional space to the kitchen and would be complemented by the glazing to provide far fetching views across the fields.



First Floor extension and front Porch to be built on top and to the front of existing building



Existing Conservatory to be removed



Proposed garage to be built in the right hand corner of the front garden