

Planning Statement

Front and rear Dormer Extensions
42 Ashfield Road, Birstall WF17 0EB
D & J Tomlinson



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Ref: S26537_P-03revA

A. First issue [AB]



This statement is to support an application which seeks to extend existing dormer structures to both the front and rear of this bungalow property in Birstall.

All the bungalows on this housing estate were originally built with dormer structures to the front and rear elevations. Many of the structures have already been extended.

The rear dormer alteration is of little concern and we believe could be extended using Permitted Development Rights.

Whilst front dormers are typically resisted by the planning department we believe in this instance there is no negative impact caused through extending the dormer as proposed, indeed, the neighbouring block of semi-detached dwellings has done just that, so in essence the streetscene could be judged to have a more balanced view, and considering that in conjunction with the proposed re-roof of the dwelling and re-cladding of both dormers with hung tiles to match the host dwelling, one could claim the proposal adds an aesthetic improvement and as such benefits the dwelling, the streetscene and the neighbourhood.

It is with these thoughts in mind we hope to engage with Kirklees council to deliver a quality project.

