

17th June 2026
Ref 2026/116 CL

Planning Cover Letter –

40 Church Lane
Thornhill
Dewsbury
WF12 0JZ

Householder application for erection of single storey rear extensions and alterations to front boundary walls and parking area.

This Design and Planning Statement has been prepared in support of a householder planning application for the above address.

The proposal comprises the erection of two single storey rear extensions. The extensions are to be finished in materials to match the main dwellinghouse. Both extensions have feature glazed gables to maximise the light into the dwelling.

One extension replaces an end of life conservatory and provides a new open plan kitchen which links to the garden. The other extension provides an enhanced space for the applicant who works as a hairdresser from home.

Due to the high eaves of the existing house the proposed extensions are slightly beyond the scope of permitted development and as such householder consent is required.

The other main element of the proposal is the modified front boundary walls and enlarged turning area to improve the access to and from the highway using an existing access point.

I trust the submitted information is sufficient to allow for validation and subsequent approval. Should you need anything further please let me know.

Document prepared by

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For & on behalf of Hill Rise Architecture Ltd.