

Justification Statement – 18 Chadwick Fold Lane, Mirfield WF14 8PW

My client would like to build a two storey side extension and single storey rear extension to create additional living space at ground floor, make the family bathroom bigger at first floor and create two additional bedrooms, making the property a four bedroom family home.

There are three children living at the property which currently share one bedroom.

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 and street scene.

The existing street scene shows the terrace properties have been built stepped in after either two or three properties.

The proposed ridge line and eaves would be lower than the existing.

The proposed width of the extension at 4m is less than the original house width of 4.4m, my client appreciates that this is wider than would normally be accepted but with the existing property being narrow this will give the internal width of the new rooms to be 3.65m which would provide the much need space for the growing family.

Due to the size of the side garden there will be a gap left between the extension side and the boundary of at least 1.75m.



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