

**52 Greenacres Drive, Batley, WF17 9RA**

**Proposal: Single storey rear extension and first floor side extension over existing garage.**



## **Householder Planning Statement**

### **Introduction**

This statement has been prepared in support of a householder planning application for the above address. This statement is intended to explain the design rationale behind the scale and form of the proposal, drawing particular attention to the proposed first floor side extension.

### **Relevant Guidance from the House Extensions & Alterations SPD June 2021:**

We are aware of local planning guidance related to two-storey side extensions that states proposals should reflect the existing roof style, pitch materials and detailing. Also, it stipulates the extension should be set back at least 500mm from the front wall of the house and the illustration below suggests being of an overall subservient scale to the existing house.



*Image above – Illustration taken from the House Extensions & Alterations SPD*

## **Local Planning Approvals for Similar Proposals**

### **No. 19, Greenacres Drive - Application ref: 2023/62/93581/E**

Description: Erection of first floor side extension

Decision: Conditional Full Permission



### **No. 17 Greenacres Drive - Application ref: 89/62/04624/A1**

Description: Erection of extension at first floor level to form bedroom

Decision: Granted Conditionally



**No. 27 Greenacres Drive - Application ref: 2016/62/91399/E**

Description: Erection of single-storey rear extension, first floor side extension and porch to front

Decision: Conditional Full Permission



**Conclusion**

We acknowledge that the submitted proposal deviates from typical design guidance applied to two-storey side extensions of this type. The design approach instead follows that of similar previously approved developments seen along Greenacres Drive. In this way, we argue that the proposal is in keeping with the character of the street and is a suitable development in the context of this.