

PLANNING SUPPORTING STATEMENT

Site: 9 Waverley Street, Savile Town, Dewsbury, Kirklees, WF12 9PS

Proposal: Double - story rear extension

Applicant: Mr Zain ul Abidin

Agent: Lizben Consult

Proposal and Site Context

This statement supports a householder planning application for a rear extension to the existing terraced dwelling. The proposal would project **4 metres at ground-floor level and 3 metres at first-floor level**, measured from the end of existing rear elevation. The first floor would therefore be set back 1 metre from the rear wall of the ground-floor addition.

The extension would provide additional internal accommodation. Its dimensions, roof form, materials and window positions are shown on the submitted drawings.

Design and Local Character

The stepped arrangement limits the depth of the upper-floor addition while accommodating the larger ground-floor footprint.

There is an existing precedent at No. 1 Waverley Street, within the same terrace, has a comparable rear-extension arrangement projecting approximately 4 metres at ground-floor level and 3 metres at first-floor level. The first-floor setback creates a balcony, as illustrated in the accompanying photograph. This provides a relevant local comparison for the proposed stepped extension.

Residential Amenity and Planning Considerations

The proposal seeks to respect neighbouring occupiers' privacy, daylight and outlook. The shorter first-floor projection is intended to moderate the scale of the upper addition. The submitted drawings and photographs should be read together to assess its relationship with adjoining boundaries, windows and rear amenity spaces.

Conclusion

The proposal would provide additional accommodation through a stepped rear extension reflecting a comparable arrangement within the terrace. Favourable consideration is requested, subject to assessment of the detailed design and neighbouring relationships.

Accompanying photographs:

1. No. 9 Waverley Street - existing rear view and adjoining properties.
2. No. 1 Waverley Street - existing rear view.



No. 9 Waverley Street - Rear view



No. 1 Waverley Street - Rear view