



Regional Award Winner 2012



**PLANNING DESIGN AND ACCESS STATEMENT
FULL APPLICATION FOR THE ERECTION
OF SINGLE STOREY EXTENSION TO
THE REAR ELEVATION AT
5 SWINROYD CLOSE, BIRKENSHAW, BD11 2LX**

APPLICANT

MR. & MRS CROOK

1.0 Introduction

- 1.1 This statement is submitted in support of a full planning application for the erection of a single storey extension to the rear of 5 Swinroyd Close, Birkenshaw, Bradford, BD11 2LX
- 1.2 The site and village of Birkenshaw have been visited and this statement takes in to account the site characteristics, surrounding land use and local architectural theme.

2.0 Site Assessment

- 2.1 In accordance with the requirements of section 42 of the planning and compulsory purchase act 2004, the context of the proposal is appraised below.

Physical Context

- 2.1.1 The existing dwelling is located within a residential cul-de-sac on Swinroyd Close, Birkenshaw which is situated approximately 8.4 miles South West of Bradford and 8.4 miles South West of Leeds. Swinroyd Close is a small development of semi-detached and detached dwellings that were constructed by Bellway Homes in 2006. The houses share the same materials, window styles, building size and proportion. The original houses had their eaves height reduced to lower the overall height of the roofs. this means that most of the properties include dormer windows and Velux windows in place of standard windows.
- 2.1.2 The properties are constructed from artificial stone, most probably Forticrete pitch faced Regency and the roof tiles are Forticrete Harrow Duet - an artificial stone tile. These materials work well together and have created an attractive residential street.
- 2.1.3 5 Swinroyd Close is a four bedroom detached home with attached double garage. The house enjoys good views towards South Yorkshire from the large rear garden. There is an existing dwelling to the South of the property which stands over 20m from the face of the proposed extension.

- 2.1.4 According to the environment agency website, Swinroyd Close does not appear within a known flood risk area. It is therefore considered that there is no requirement to provide any further flood risk assessment. The dwelling is linked to existing drainage systems.
- 2.1.5 There have been no sightings or evidence to the property and grounds of use by any protected species.

3.0 Traffic Movement and Access

- 3.1 The proposal does not affect the number of parking spaces and will not affect traffic movement to and from the existing house, or neighbouring properties. With no increased traffic movement this allocation poses no detrimental effect to highways issues.

4.0 Relevant Planning History

- 4.1 There is a current planning consent at this property (2012/62/93572/E) for a much larger extension over two storeys. This application is on a smaller scale and being over just one storey will have much less impact on the surrounding properties.
- 4.2 The property next door (7 Swinroyd Close) has had planning permission granted and implemented for a much larger extension over two storeys - 2013/62/91415/E.
- 4.3 The applicant is happy to have the existing planning consent extinguished if these proposals are granted.

5.0 Design Rationale

- 5.1 The First floor of the property is adequate for the owners use, they use three of the bedrooms and utilise the fourth for guests. The ground floor of the property however is poorly designed, and when furnished the occupants are almost separated from one another between the eating area and family sitting area to the kitchen. The client brief was therefore to increase the size and usability of the family space.
- 5.2 The proposal sees the use of bi-folding doors, this increase in glazing will bring natural light and ventilation to the family space, creating a well being feeling for the family promoting the room's use. The overhanging canopy provides protection during inclement weather, additional lighting to enable use of the garden space in the summer months, and shade to prevent overheating from solar gain.