

Design Statement for the Planning Application
Site at 125 Oxford Road, Dewsbury

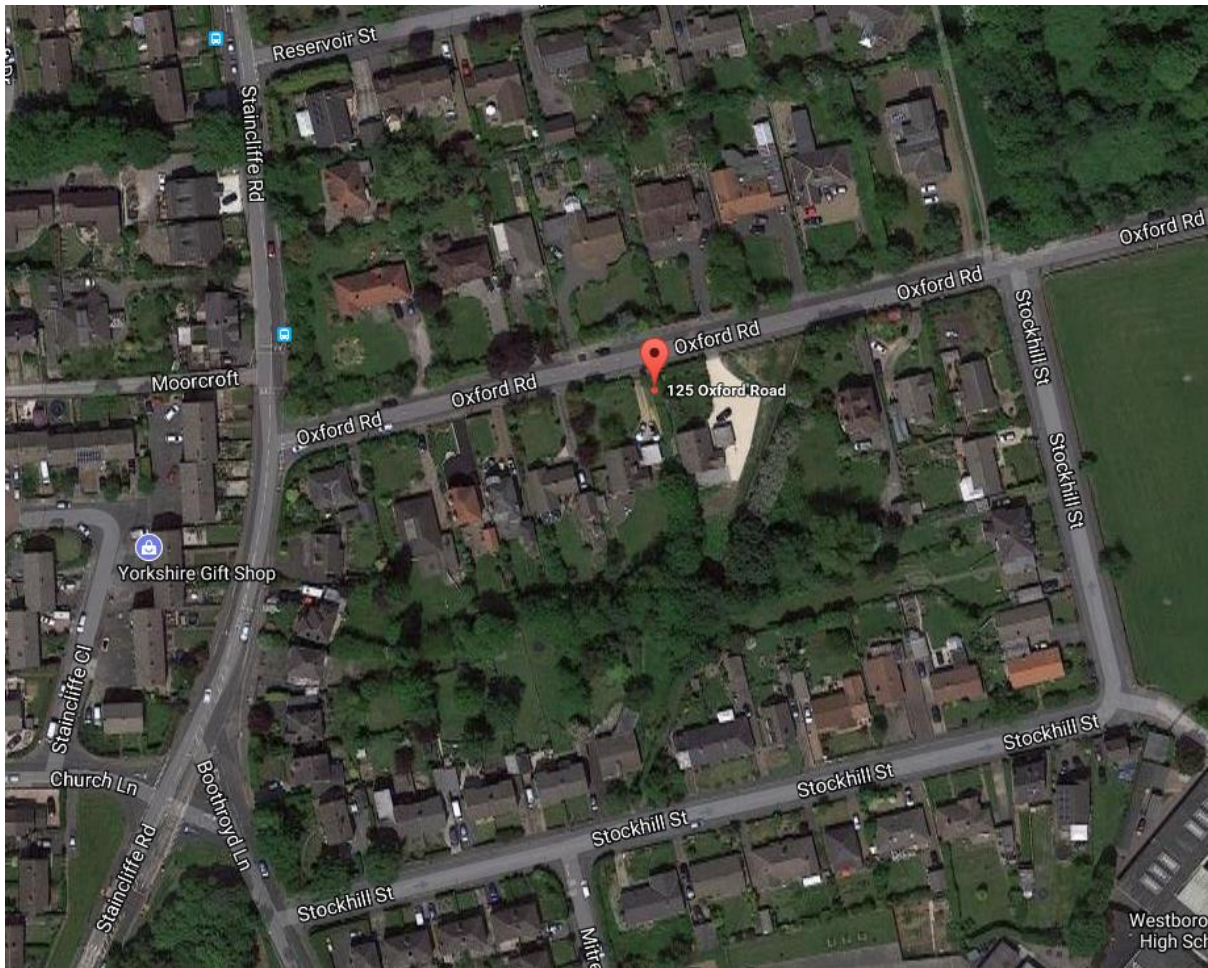
**PROPOSED EXTENSION TO EXISTING DWELLING AND
NEW DETACHED FAMILY DWELLING**

INTRODUCTION

This document accompanies a full planning application for the proposed erection of a detached dwelling and extension to existing dwelling at the site 125 Oxford Road, Dewsbury. The proposals are shown on Drawing 0563 001- 005.

SITE LOCATION

The site is located at the 125 Oxford Road, Dewsbury.



Aerial Photo of the Site

SITE DESCRIPTION

The site is accessed via Oxford Road, the site is relatively level with a detached dwelling located which is a dormer bungalow. A public path is located at the left-hand boundary of the site.

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THE PROPOSALS

The Applicant proposes to form an extension to form a full additional storey to the existing dormer bungalow. And at the location of the existing detached garage a new detached dwelling is proposed.

APPEARANCE

The existing house is stone built, therefore the ground floor storey will remain with as such. The first floor will be constructed in blockwork and finished with a white render finish. New window surrounds will be formed with artificial stone with cedar cladding between the ground and first floor window on the front elevation.

The new house will have a similar style to the new remodelled existing dwelling. The house will be constructed using traditional masonry methods. The house will be faced with stonework and finished with white render, and artificial door and window surrounds, and roof laid with grey roof tiles.

All materials will be submitted to the Local Authority for approval prior to work commencement.



SCALE

The scale of the development has been kept modest as it will be sited adjacent to existing houses. Each storey will be 2.4m in height and the overall height of the dwelling will not exceed 7.6metres.

LANDSCAPING

Various areas of landscaping will be provided around the property using paving slabs, grass, shrubs and plants.

SECURITY & LIGHTING

Security will be an integral part of the development and many measures such as CCTV, security doors and windows will be incorporated.

Domestic lighting will be provided externally to enable safe access and surveillance of outside areas. The level of lighting will be standard and will not cause inconvenience to any nearby residents.

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ACCESS

Vehicular access to the site will be made from the existing driveway. The driveway will be shared by both dwellings. The site will be enclosed with fencing and an access gate will be located at the entrance of the house.

CAR PARKING

There will be four on site vehicle parking spaces provided, two spaces for each property.

INVOLVEMENT

We have not specifically consulted any officers of the Council.

CONCLUSION

In conclusion we feel that the proposal compliments the surrounding area in visual terms and would satisfy current planning policy and guidance. We hope that Kirklees Council will look on this application favourably.

Ebrahim Karolia BSc (Hons)
SCHEME DESIGNS Ltd.