

Design & Access Statement

Project: Rear extension and raised deck, 31 Romsey Close, Lindley, Huddersfield.

Project No: 077

Date: 22nd October 2018

1.0 Introduction:

This statement has been produced to support a house holder planning application for a rear extension and raised deck at 31 Romsey Closed, Lindley, Huddersfied.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no. 077 (0-) 01 & 02.

2.0 Project Location:

The property is located approximately 0.5 miles to the west of Lindley centre and is approximately 2.3 miles west of Huddersfield.

The building is a semi detached building on a street of similar properties. It has artificial stone walls and a clay / concrete roof tile.

3.0 Project description:

The proposed scheme consists of a single storey rear extension and raised deck.

4.0 Site History:

There are no previous applications for the site.

The site has had its permitted development rights removed.

Pre application advice

The client had discussion with the planning department and was advised that PD rights were removed but that the proposals were acceptable.

Neighbour consultation

The client has discussed the proposals with the adjacent property owner (no. 33) and tabled the proposed drawings. The neighbor was concerned about the height of the decking and so the decking was lowered with 2 steps formed out from the extension.

The proposal to close the gap between the 2 building was also acceptable by the neighbour, this will ensure no leaves etc. will get stuck and be inaccessible. Due to this work

being outside of the boundary line, notice has been served on the adjacent owner and the relevant party wall agreements will be completed prior to construction.

5.0 Design:

The design of the extension is a simple lean - to structure with 2 roof lights and bifold doors. Internally a large opening will be formed into the extension and an internal wall will be removed forming a large kitchen / diner with improved natural light.

The materials will match the existing dwelling and the roof pitch will match the adjacent extension.

The floor and ground levels of no. 31 differ from the levels at no. 33 and this is reflected in the extension but is due to the existing arrangement / topography.

The decking will allow for an outside area to be used leading straight from the extension. The height of the decking has been set down at the request of the neighbour.

6.0 Access:

Access to and from the dwelling will be via an existing door to the front. The rear bifold doors will allow for improved access to the rear.

The extension has been sized to ensure there is sufficient space between the extension wall and garage to allow for external access.