

Design and Access Statement

Proposal:

Demolition of existing porch and erection of single storey extension

Client:

Graham Wileman and Helen Eldon

Address:

77 Woodhead Road,
Honley,
Holmfirth,
West Yorkshire,
HD9 6PP.

Date:

10th April 2019

Prepared by:

Graham Wileman

07957 165114
graham@gplusstudio.co.uk
Address as above

Introduction:

This short design and access statement has been prepared by Graham Wileman in support of the planning application for the single storey extension at the above address.

The existing victorian end terrace house is two storey plus loft and cellar.

The proposal is very small in size (6.25m² internally) but will allow for some much needed additional space within the house for our family.

Layout & access:

The proposed extension is not seen from the front of the the house nor from the street. It would occupy the very secluded existing rear yard hardstanding. There is an historic right of access across the rear of the four houses forming the terrace and the sides of this house, number 77, and of number 71, at the opposite end of the terrace. Space for this access would be retained in this proposal, hence the limited depth/projection of the extension so that this is respected.

The proposal has minimal impact on neighbouring properties. It is in fact bordered by a fairly large conservatory to the rear of adjacent number 75, which extends outwards approximately twice as far as our proposal. To the other side there is a two storey windowless gable end wall to number 79.

Access to the house will be improved - steps to existing porch are quite high and the proposal would establish a new entrance with step heights into the house conforming to present standards.

Appearance:

The extension would have a mono-pitch roof of similar slope to the existing house, with slates to match existing. The current rear elevation has a mixture of coursed stone and timber cladding which would be reflected in the new proposal.

Landscaping:

No trees nor other vegetation would be removed or damaged in this proposal. The landscape would remain unaltered.

Conclusion:

The proposal is very small in scale and we have consulted our immediate neighbours who have no objections to our plans.

It is not believed that there are any specific planning limitations that would affect the decision to approve the development application.