

Design and Access Statement

For

**26 OLD MILL VIEW, DEWSBURY WF12 9QJ
PROPOSED EXTENSIONS**

Date: Jul 2019

Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for extensions to No. 26 Old Mill View, Dewsbury WF12 9QJ.
2	LAYOUT
	Refer to attached drawings: S01- Existing Plans and Elevations S02 – Proposed Plans and Elevations S03 – Work Specification The work involves constructing a 3m two-storey extension to the rear with smaller single-storey extensions to the front and side. The construction of the extensions will allow for much needed living, bedroom and storage spaces within and adjoining the property. The extensions will have no overbearing effect on the adjoining properties. There are similar 3m two-storey extensions on this estate.
3	SCALE
	The extensions will be in keeping with the existing design of the property with duo-pitched gable ended roofs to the two-storey and single-storey extensions and a mono-pitched roof to the single-storey side extension.
4	APPEARANCE
	The external walls to the extensions will be brickwork to match the existing property. The roofs will be clad with Marley interlocking concrete tiles or equivalent in smooth grey to match the colour of the roof covering to the existing property.
5	ACCESS
	The property is accessed and egressed from the front and rear of the property. This will be maintained after the completion of the proposed works. A new footpath will be constructed to allow access to the rear of the property.
6	CAR PARKING
	2 No. car parking driveway spaces are available to the front of the property. This will be maintained even after the completion of the works. This will satisfy Clause T20 and Appendix 2 under the Unitary Development Plan (UDP). All due care will be given to ensuring the development satisfies the needs of disabled people, embracing good design and ethos that reflects inclusiveness.

7	SUMMARY AND CONCLUSIONS
	The extensions will provide extended living space and storage within and adjoining the property and will be in keeping with the scale, proportion, design and materials of the existing and neighbouring properties. There will be no resulting detriment to the character of the local area or to the amenity of the users. The positioning of the extensions will ensure there is minimal intrusion to neighbouring properties. Furthermore, the proposed development will be in accordance with current UDP requirements and should therefore be permitted.