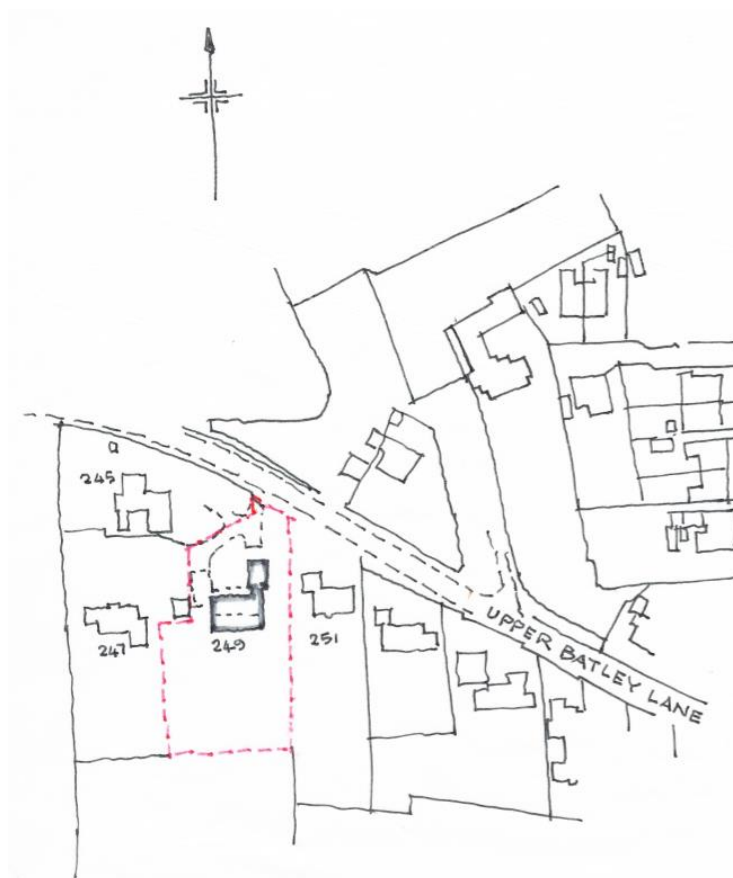


DESIGN AND ACCESS STATEMENT

ADDENDUM - VARIATION TO CONDITION

Dated: 30th September 2019

Applicant:	Mr & Mrs M Holroyd
Proposed Development:	Demolition of Existing Dwelling & Erection of Detached Dwelling with Attached Garage
Site Address:	249 Upper Batley Lane, Upper Batley, Batley WF17 0AR
Planning Consent Ref:	2018/62/93359/E
Agent:	T J Coates Limited



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1 Introduction

- 1.1 This Statement has been prepared and submitted in support of our application to vary Condition 2 (Plans & Specification Schedule) of planning Approval 2018/62/93359/E
- 1.2 It provides information outlining the changes to the proposed house design.
- 1.3 It must be read in conjunction with our other submitted documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

2 Approved Development

- 2.1 Planning Consent was granted on is sought for the following
- **Demolition of the existing dwelling**
 - **Erection of new detached dwelling with attached garage**
- 2.2 The applicant wished to amend the proposed house type design. Reasons for this are provided in our covering letter and in our Planning Statement (Variation to Condition Statement). Information about the new house type including changes from the original design are summarised below.

3 Changes to the House Design

Use

- 3.1 The site will continue in domestic use as a private dwelling house (C3).

Amount

- 3.2 The proposed internal floor area for the new house type is 274 sqm. The previously approved design was 350 sqm.

Layout

- 3.3 The new house design will sit on the footprint of the existing dwelling and utilise the existing concrete foundation. The approved design was situated further south into the garden plot.

Scale

- 3.4 The new house design is smaller in scale. Its height has been reduced from 3-storey in height to 2 storeys.

Appearance

- 3.5 The design of the new house type is more traditional. It will be constructed of brick under a pitched roof. It incorporates a feature window within the gable of the south elevation.

Amenity Space

- 3.6 The property sits in extensive grounds and benefits from ample private amenity space.

Designing out crime

- 3.7 Crime prevention has been considered when amending the design and layout of our scheme. The new development will include door and window locks that meet British and European Standards. The scheme will include an appropriate intruder alarm.

4 Access

Vehicular access & parking

- 4.1 Access arrangements and turning remain the same
- 4.2 Parking arrangements remain the same

Waste Disposal

- 4.3 Wheelie bins will be store in the garage and moved to the weekly collection point as usual.

Pedestrian access

- 4.4 There is no separate pedestrian access to the site. Access will be shared with No.247.

Footpaths

- 4.5 There are no other Public Rights of Way within or adjacent to the site.

Access for people with mobility issues

- 4.6 Level access has been achieved from the front entrance as required by the applicant. An accessible W.C. is provided on the ground floor.