DESIGN AND ACCESS STATEMENT

Replace existing single-story side extension, with new two story three-bedroom home and off street parking to both properties

AT

115 NORTHWAY, MIRFIELD, WF14 0LT

November 2019

Design & Access Statement

Introduction

This document has been produced in support of the planning application for the replacement of existing single story side extension, with new two story three bedroom home and off street parking to both properties, at 115 Northway, Mirfield, WF14 0LT, by Mr M Appleyard & Mr S Kennington.

Planning History

This property has had a previous planning application and appeal refused for the erection of a detached property in the rear garden.

Application no 2015/90153

Existing Site

The site is currently a 2 story, 3 bedroom, end terrace home with a single story side extension which was originally built for a diasabled persons bedroom room and accessible shower room.

The site has a large rear garden with a garage and off road parking.

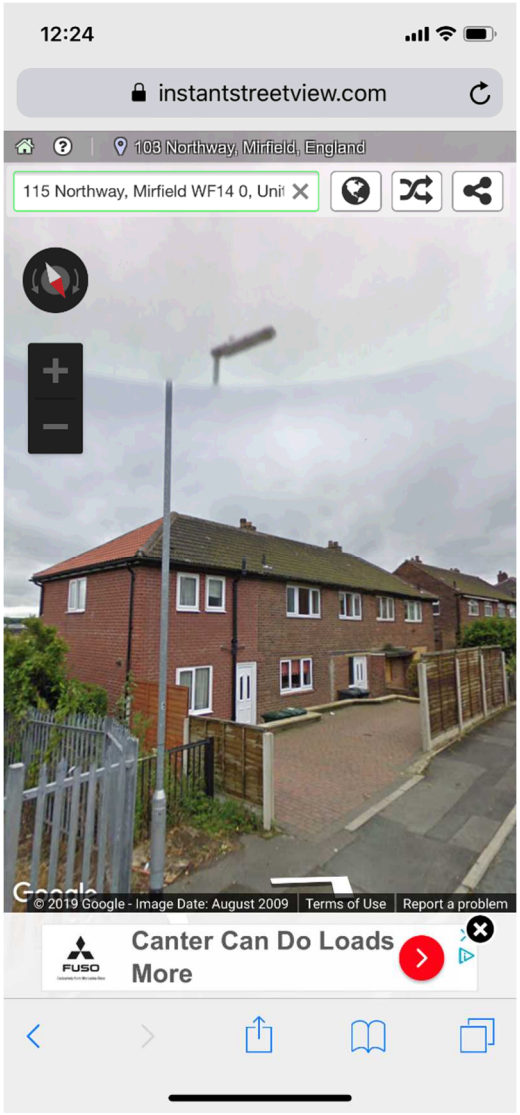
The proposal

Site Layout

The proposal is to replace the existing side extension with a new 2 story 3 bedroom property, with garden to rear and off road parking.

The shared access is proposed to provide good access to both propeties from the rear. With 2 parking spaces per property, as well as pedestrian access to the front of both the proposed and existing properties.

The proposal is similar to that of 25 Northway (see photo attached)



Design

Proposed Dwelling

The proposed dwelling is to be constructed of brick walls to match existing and tiled roof to match existing, with white upvc windows, the design is of a simple style to match the existing property.

The ground floor comprises of kitchen/dining room, living room and downstairs w/c, the first floor comprises of 3 bedrooms and house bathroom.

Amenity

The proposed works do not impact on the amenity of the existing property, the parking provision is retained, overlooking is prevented and a garden is retained to the front and rear of the property.