

DESIGN Statement for the Planning Application
Site at 125 Oxford Road, Dewsbury

**PROPOSED EXTENSION TO EXISTING DWELLING AND
NEW DETACHED FAMILY DWELLING**

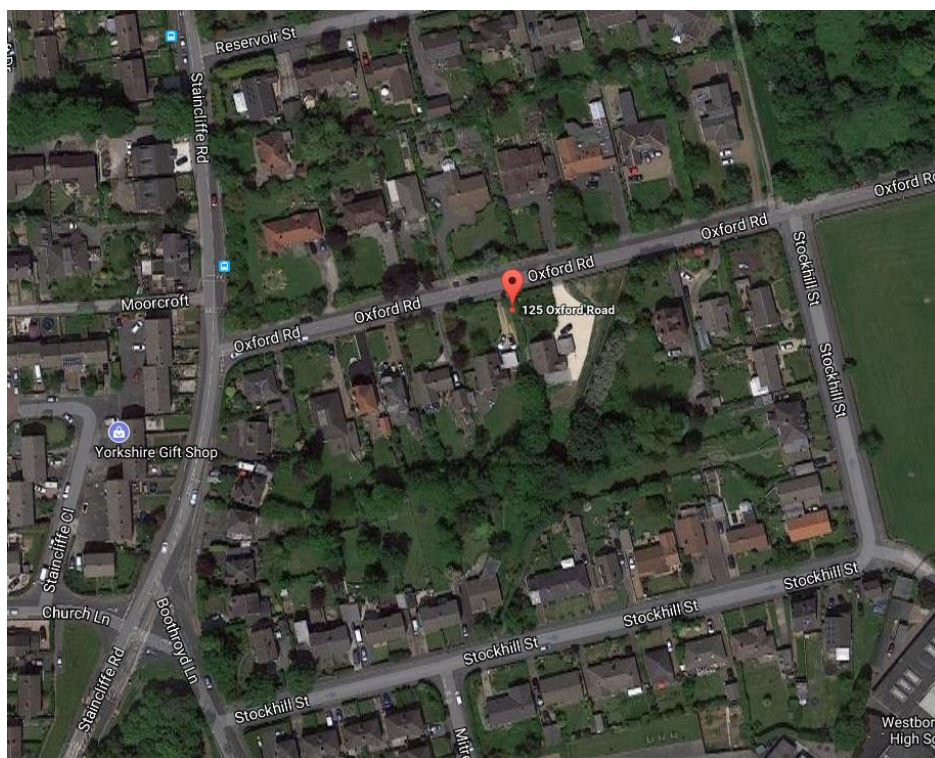
INTRODUCTION

This document accompanies a full planning application to amend the proposals that received planning consent for the proposed erection of a detached dwelling and a first-floor extension to the existing dwelling at the site 125 Oxford Road, Dewsbury. The planning conditions 3,5,7 and 8 (from Planning Approval Ref 2017/62/93197/E) will also be addressed as part of the application.

The proposals are shown on Drawing 0563 001-003, 005.

SITE LOCATION

The site is located at 125 Oxford Road, Dewsbury.



Aerial Photo of the Site

SITE DESCRIPTION

The site is accessed via Oxford Road, the site is relatively level with a detached dwelling located which is a dormer bungalow. A public path is located at the left-hand boundary of the site.

PLANNING HISTORY

Planning consent was granted for the erection of a detached dwelling and first floor extension to the existing dwelling (Planning Ref 2017/62/93197/E). Planning approval was granted on the 4th May 2018.

DESIGN Statement for the Planning Application Site at 125 Oxford Road, Dewsbury

THE PROPOSALS

The Applicant proposes to amend the new build house design by adding a rear single storey element.

APPEARANCE

The new house will have a similar style to the new remodelled existing dwelling. The house will be constructed using traditional masonry methods. The house will be faced with natural stonework to match the dwelling, with buff cast stone artificial door and window surrounds, and roof laid with plain grey roof tiles.

SCALE

The scale of the development has been kept modest as it will be sited adjacent to existing houses. Each storey will be 2.4m in height and the overall height of the dwelling will not exceed 7.6metres. The revised proposals show a single storey element which projects 4.05metres.

RIGHT WAY

In the original application concerns were raised by the impact of the proposals on the right of way which is adjacent to the site. As can be seen from the plans submitted the development does not cut into the grassed banking so there fore will not have any impact on the public path. Moreover, the ground substrate along the path has been found to be rock formation, which means the ground is very stable. The random stone wall which is under the applicant's ownership is to be remain insitu. Fencing is proposed to increase the height and provide some much-needed privacy. The fencing will be independently be secured to the ground with the use of posts set in concrete. This method will ensure that the wall will remain undisturbed and the new fence will not impact any users of the right of way. For further information see plans included with the application.

LANDSCAPING

Various areas of landscaping will be provided around the property using paving slabs, grass, shrubs and plants. See submitted proposed site plan for further details of the landscaping scheme.

SITE INVESTIGATIONS

The desktop study report and the phase 2 of the site investigation report both conclude that there is nothing negative at the site. For further information see site investigation reports.

SECURITY & LIGHTING

Security will be an integral part of the development and many measures such as CCTV, security doors and windows will be incorporated.

Domestic lighting will be provided externally to enable safe access and surveillance of outside areas. The level of lighting will be standard and will not cause inconvenience to any nearby residents.

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ACCESS

Vehicular access to the site will be made from the existing driveway. The driveway will be shared by both dwellings. The site will be enclosed with fencing and an access gate will be located at the entrance of the house.

CAR PARKING

There will be six on site vehicle parking spaces provided, three spaces for each property.

CONCLUSION

In conclusion we feel that the proposal compliments the surrounding area in visual terms and would satisfy current planning policy and guidance. We hope that Kirklees Council will look on this application favourably.

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SCHEME DESIGNS Ltd.