

Design and Access Statement

For

**89 LEES HOLM, THORNHILL LEES, DEWSBURY WF12 0AX
PROPOSED ROOF ALTERATION AND FRONT DORMER**

Date: MAR 2020

Revision: Original

1	INTRODUCTION
	<p>This Design and Access Statement accompanies a planning application for altering the roof profile and new front dormer to No. 89 Lees Holm, Thornhill Lees, Dewsbury WF12 0AX.</p>
2	LAYOUT
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01- Existing Plans and Elevations S02 – Proposed Plans and Elevations S03 – Work Specification</p> <p>The work involves altering the existing hipped profiled roof to a gable ended roof profile and construction of a new front dormer extension. A new rear dormer will be constructed under permitted development.</p> <p>There are no restrictions under Class B of Permitted Development Rights for Householders for altering a hipped profile roof to a gable ended roof.</p> <p>The roof alteration and dormer extensions will provide additional bedroom spaces for a large family.</p>
3	SCALE
	<p>The dormer extensions will be in keeping with the existing design of the property with mono and duo-pitched roofs to the rear and front of the property.</p>
4	APPEARANCE
	<p>The external walls to the rear dormer will be of brickwork construction with a mono-pitched roof with a GRP roof. The front dormer extension will be of timber framed construction clad with vertical plain tiled covering and a duo-pitched roof clad with plain concrete tiles.</p>
5	ACCESS
	<p>The property is accessed and egressed from the side and rear of the property. The front and rear accesses will be maintained after the completion of the proposed works.</p>
6	CAR PARKING
	<p>On-street car parking spaces are available in the front paved garden and adjoining the property. This will be maintained even after the completion of the works. All due care will be given to ensuring the development satisfies the needs of disabled people, embracing good design and ethos that reflects</p>

	inclusiveness.
7	SUMMARY AND CONCLUSIONS
	<p>The proposed roof alteration and dormer extensions will provide much needed bedroom spaces within 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 and visual impact on the neighbouring properties.</p> <p>Furthermore, the proposed development will be in accordance with current planning and development requirements in line with the Local Plan 2019 and should therefore be permitted.</p>