

Design and Access Statement

For

**383 LEES HALL ROAD, THORNHILL LEES, DEWSBURY WF12 9HB
PROPOSED REAR DORMER**

Date: MAR 2021

Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for a rear dormer to No. 383 Lees Hall Road, Thornhill Lees, Dewsbury.
2	LAYOUT
	Refer to attached drawings: S01 - Existing Plans and Elevations S02B – Proposed Plans and Elevations The work involves constructing a dormer to the rear of the property. The construction of the dormer will allow for much needed living and bedroom spaces within the property. The dormer will have no overbearing effect on the adjoining properties.
3	SCALE
	The dormer will be in keeping with the existing design of the property with a pitched gable ended roofs.
4	APPEARANCE
	The external walls to the extension will be brickwork. The dormer roof will be clad with an EPDM or GRP roof covering.
5	ACCESS
	The property is accessed and egressed from the front, side and rear of the property. The side and rear accesses will be maintained on completion of the works.
6	CAR PARKING
	On-street parking is available to the front and rear of 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 inclusiveness.
7	SUMMARY AND CONCLUSIONS
	The dormer will provide extended living space and bedroom spaced 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 dormer will ensure there is minimal intrusion to neighbouring properties.

	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.
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