

Design and Access Statement

For

**38 SOLWAY ROAD, SOOTHILL, BATLEY WF17 6HH
REAR EXTENSION**

Date: SEPTEMBER 2021

Revision: Original

1	INTRODUCTION
	<p>This Design and Access Statement accompanies a planning application for a proposed single-storey rear extension for 38 Solway Road, Soothill, Batley WF17 6HH.</p>
2	LAYOUT
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S02A – Proposed Plans and Elevations S03 – Work Specification</p> <p>The proposed works involve demolishing an existing outbuilding and constructing a new single-storey extension to the rear of the property. The construction of the extension will allow for much needed living spaces within the property. The proposed development will have no overbearing effect on the adjoining properties.</p>
3	SCALE
	<p>The development will be in keeping with the existing design of the property with a mono-pitched gable ended roof.</p>
4	APPEARANCE
	<p>The external walls to the proposed development will be brickwork to match the existing property. The roof to the proposed development will be clad with Centurion Forticrete concrete tiles in Slate Grey to match the colour of the roof covering to the existing property.</p>
5	ACCESS
	<p>The property is accessed and egressed from the front and side of the property. On completion of the works, there will be a further access to the property from the rear.</p>
6	CAR PARKING
	<p>Off-street parking is available to the front 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.</p>
7	SUMMARY AND CONCLUSIONS
	<p>The proposed extension will provide extended living spaces within the</p>

	<p>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 proposed development will ensure there is minimal intrusion to 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>
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