

Design and access statement for rear extension at 8 Ashbourne View, Cleckheaton, BD19 5JE

Introduction

This 3 bedroomed detached house was built in approximately 1970 and sits on a well-established residential estate. The site slopes by approximately 7m from front to back, meaning it has 2 storeys at the front, and 3 to the rear. The house is mainly of block and brick construction, with a light orange brick. (Manufacturer currently unknown.) The front elevation has render and stone cladding. The roof is covered with a brown/grey double roman type concrete tile. There is a tired dormer to the East elevation with timber cladding.

The proposal

This proposal is to build a full height rear extension to match the existing roofline. The proposed extension adds 4m in depth, this would create an additional bedroom, games room and would increase the kitchen/dining area.

This proposal does not create any access issues. Parking remains the same with 3 parking spaces including the garage.

Scale and appearance

The scale of the proposal is modest with respect to the size of the plot. The plot measures 485m² and the proposed extension measures 33.6m² which is 7% of the total site. The roof line would follow the height and pitch of the existing building. It would improve the badly built (Failed lintels) rear extension using the same brick type.

Conclusion

We believe that the proposal sits well on the site and doesn't negatively affect the neighbouring properties. It would create a comfortable sized house for a growing family. It is modest in its size for the plot. Parking remains the same and private amenity space, although reduced slightly, still remains well over guided house to amenity space ratio.

We suggest that this application for a modest extension for a growing family is accepted and look forward to working with the planning officer if any tweaks are suggested.