Access & Design Statement for
T1142 – PROPOSED REAR CANOPY AND EXTERNAL ALTERATIONS:
13 Lydgate, Lepton, Huddersfield, Yorkshire, HD8 0LT

Client/Owner:
Mr & Mrs Booth,
13 Lydgate,
Lepton,
Huddersfield,
Yorkshire,
HD8 0LT

Proposal:
Erection of a single storey rear canopy and external walls to form an outdoor kitchen; Replacement of the existing timber cladding for wood effect cladding boards; Alteration to fenestration.

Design Use:
Ground Floor:
The addition of an external outdoor kitchen to the rear of the property. This kitchen is to be housed under a new canopy roof and enclosed on two sides with masonry walls and fence panels.

No additional internal floor area is to be created by the above changes.

Privacy:
The proposals do not unreasonably impact upon the privacy of the neighbours.

Overshadowing:
The proposed alterations are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:
The proposed alterations do not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Driveways and Parking:
The existing site and parking arrangements are unaffected.

Private Garden Space:
The proposed alterations will leave the existing garden arrangements unaffected. There are large garden areas for family living with some flat lawn type areas with further hard landscaping in other areas.

The Site Layout:

The proposed alterations have been designed to relate sympathetically with their surroundings, the amount of open space and landscaping and the proximity of adjacent buildings.

Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance and the privacy of existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.

The Visual Impact on the Site and Neighbouring Properties:

The design will support local character and distinctiveness. We feel that the building design relates to what is valued about the area, the creation of good quality design.

Scale:

The scale of the proposals supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it.

Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable additions to the existing dwelling.