

# **Design and Access Statement**

**For**

**164 CHINEWOOD AVENUE, BATLEY WF17 0HA  
PROPOSED REAR EXTENSION**

Date: OCT 2022

Revision: Original

<b>1</b>	<b>INTRODUCTION</b>
	<p>This Design and Access Statement accompanies a planning application for a two-storey rear extension to No. 164 Chinewood Avenue, Batley WF17 0HA.</p>
<b>2</b>	<b>LAYOUT</b>
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S02B – Proposed Plans and Elevations S03 – Work Specification</p> <p>The construction of the rear extension will allow for much needed living and storage spaces within the property for a large family.</p> <p>As part of the development, the existing sloped garden will be re-profiled with the construction of retaining structures to form an external play area on a level plateau.</p>
<b>3</b>	<b>SCALE</b>
	<p>The extension will be in keeping with the existing design of the property with a pitched roof.</p>
<b>4</b>	<b>APPEARANCE</b>
	<p>The external walls to the extension will have a sand/cement rendered finish.</p> <p>The roof to the proposed rear extension will be clad with Marley plain concrete tiles in Smooth Grey to match the colour of the roof covering to the existing property.</p>
<b>5</b>	<b>ACCESS</b>
	<p>The property is accessed and egressed from the front and side of the property. These will be maintained on completion of the proposed works.</p>
<b>6</b>	<b>CAR PARKING</b>
	<p>2 No. off-street street car parking spaces will be made available to the front of the property through the construction of a retained wall and level access driveway. 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>

<b>7</b>	<b>SUMMARY AND CONCLUSIONS</b>
	<p>The extension will provide extended living and storage spaces within the property and will be in keeping with the scale, proportion and design 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 as there are similar extensions to the rear of Highcroft. The positioning of the extension will ensure there is minimal intrusion to the adjoining area.</p> <p>Furthermore, the proposed development will be in accordance with current planning and development requirements in line with the House Extensions and Alteration SPD and Local Plan 2019 and should therefore be permitted.</p>