

Design & Access Statement

16 Camroyd Street, Dewsbury WF13 1PE

My client currently has planning permission (2022/92018) for a two storey rear extension and a single storey front extension at the above property.

My client is currently in talks with _____ Kirklees about purchasing 3m of Kirklees land to the side of his property. She has requested that a planning application is made first to see if the proposed side extension would be approved.

The existing house is set on a corner plot on Camroyd Street with the side elevation facing an open aspect.

The property faces the rear properties on Eastborough Crescent which would be approximately 17m away. You will be able to see from the site plan that most of the properties on Camroyd street and Eastborough Crescent have been extended with this proposed scheme.

Below are some photos of the property and surrounding area



Front elevation looking at no. 18 and no,16 Camroyd Street – The front extension would be similar to no 18



Existing Side elevation looking from Camroyd Street – This is the 3m of land my client is wanting to purchase from Kirklees Existing rear elevation of no.16 the proposed extension will follow the same profile. The proposed walls will abut the neighbours wall.



Existing rear elevation of no.16 Camroyd Street



Looking at the back of Camroyd Street from no. 16 up to no.26



Looking from the rear of 16 Camroyd Street on to the rear of the properties on Eastborough Crescent