

# **Design and Access Statement**

**For**

**15 SOUTH VIEW, SAVILE TOWN, DEWSBURY, WEST YORKSHIRE  
WF12 9LE  
PROPOSED REAR EXTENSION**

Date: May 2023  
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. 15 South View, Savile Town, Dewsbury, West Yorkshire WF12 9LE.</p>
<b>2</b>	<b>LAYOUT</b>
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S02D – Proposed Plans and Elevations S03 – Work Specification</p> <p>The construction of the rear extension will allow for much needed living, bedroom and storage spaces for a large family. The attached aerial images show that similar developments with ground floor and first floors extensions extending between party walls and property boundaries have already been constructed in South View and adjoining streets. Thus there will be no overshadowing and/or overbearing onto neighbouring properties from this proposed development.</p>
<b>3</b>	<b>SCALE</b>
	<p>The extension will be in keeping with the existing design of the property with pitched roofs.</p>
<b>4</b>	<b>APPEARANCE</b>
	<p>The external walls to the extension will be stonework to match the existing property.</p> <p>The roof to the proposed rear extension will be clad with Marley interlocking concrete tiles in Smooth Grey to the first floor and Centurion Forticrete Low-Pitched roof tiles in Slate Grey to match the colour of the roof covering to the existing property.</p>
<b>5</b>	<b>ACCESS</b>
	<p>The property is currently accessed and egressed from the front and rear of the property. This will be maintained with the construction of the side extension.</p>
<b>6</b>	<b>CAR PARKING</b>
	<p>There are currently on-street car parking spaces to the front of the property. These will be maintained even on completion of the works.</p>

<b>7</b>	<b>SUMMARY AND CONCLUSIONS</b>
	<p>The rear extension will provide extended living and storage spaces within the 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 as there are similar developments on this street. 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>