Design and Access Statement

For

22 CALDERMILL WAY, DEWSBURY, WEST YORKSHIRE
WF12 9QP
PROPOSED REAR EXTENSION

Date: July 2023
Revision: Original

1	**INTRODUCTION**
	This Design and Access Statement accompanies a planning application for a single-storey rear extension to No. 22 Caldermill Way, Dewsbury WF12 9QP.
2	**LAYOUT**
	Refer to attached drawings: S01 - Existing Plans and Elevations S02A – Proposed Plans and Elevations S03A - Work Specification The construction of the rear extension will allow for much needed living spaces and extended kitchen spaces to the existing property. The property is a detached property and approval has been granted for a rear extension to the original property under a Larger Home Extension Application. This application is for a rear extension to the remaining property. The proposed extension is more than 2m from the public footpath and masked by an existing boundary wall to the property. Furthermore, the extension has a shallow roof and is generally low lying. Thus the extension will not overshadow or cause an overbearing effect on the adjoining public highway.
3	**SCALE**
	The extension will be in keeping with the existing design of the property with a pitched roof.
4	**APPEARANCE**
	The external walls to the extension will be brickwork to match the existing property. The roof to the proposed rear extension will be clad with Centurion Forticrete Low-Pitched roof tiles in Slate Grey to match the colour of the roof covering to the existing property.
5	**ACCESS**
	The property is currently accessed and egressed from the front, side and rear of the property. This will be maintained with the construction of the side extension.

6	**CAR PARKING**
	There are currently off-street car parking spaces to the front of the property. These will be maintained even on completion of the works.
7	**SUMMARY AND CONCLUSIONS**
	The rear extension will provide extended living 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 it is detached and offset from adjoining properties and public highway. The positioning of the extension will ensure there is minimal intrusion to the adjoining area. 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.