

Design and Access Statement

For

**17 GROSVENOR ROAD, BATLEY WF17 0LN
PROPOSED REAR AND SIDE EXTENSIONS**

Date: Aug 2023
Revision: Original

1	INTRODUCTION
	<p>This Design and Access Statement accompanies a planning application for single-storey rear and side extensions to No. 17 Grosvenor Road, Batley WF17 0LN.</p>
2	LAYOUT
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S03 – Work Specification S04B – Proposed Plans and Elevations</p> <p>The construction of the side and rear extensions will allow for much needed living spaces for a large family. The attached Heritage Statement outlines the minimal heritage impact of the extensions on the surrounding area.</p> <p>The impact of the rear extension will be minimal on the neighbouring property as the ground floor habitable room has two separate windows providing natural light. Similarly there is a gap between the property boundary and the side extension which will minimise any impact on the adjoining property.</p>
3	SCALE
	<p>The extensions will be in keeping with the existing design of the property with pitched roofs.</p>
4	APPEARANCE
	<p>The external walls to the extensions will be natural stonework to match the existing property.</p> <p>The roof to the proposed extensions 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.</p> <p>The windows to the extensions will be timber framed with a sash effect to match the existing property. The rear doors will be aluminium framed biofold doors.</p> <p>The guttering to the extensions will be black aluminium seamless/UPVC gutters with black UPVC downpipes.</p>
5	ACCESS
	<p>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</p>

	extensions.
6	CAR PARKING
	There are currently 3 No. 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
	<p>The extensions 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. The positioning of the extensions 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>