

Design and Access Statement

For

**25 TYNDALE WALK, BATLEY WF17 8PX
PROPOSED EXTENSIONS**

Date: Sept 2023
Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for single-storey extensions to No. 25 Tyndale Walk, Batley WF17 8PX.
2	LAYOUT
	Refer to attached drawings: S01 - Existing Plans and Elevations S02D – Proposed Plans and Elevations S03 – Work Specification The construction of the extensions will allow for much needed living and storage spaces for a large family. A Larger Home Extension Application has been approved for a 3.3m extension to the rear of the property. The current application is to allow for extending to the side and front of the property whilst leaving a gap to the side of the property. Thus there will be no overshadowing or overbearing of the proposed extensions onto neighbouring properties.
3	SCALE
	The extensions will be in keeping with the existing design of the property with pitched roofs.
4	APPEARANCE
	The external walls to the extensions will be brickwork to match the existing property. 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.
5	ACCESS
	The property is currently accessed and egressed from the front and rear of the property. This will be maintained with the construction of the proposed extensions.
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 extensions 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 the property is detached. The positioning of the extensions 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.