Design and Access Statement

For

26 HOBART ROAD, DEWSBURY
PROPOSED SIDE AND REAR EXTENSIONS, FRONT DORMER AND REAR OUTBUILDING

Date: SEPT 2023
Revision: Original

1	**INTRODUCTION**
	This Design and Access Statement accompanies a planning application for rear and side extensions, front dormer and rear outbuilding.
2	**LAYOUT**
	Refer to attached drawings: S01 - Existing Plans and Elevations S02G – Proposed Plans and Elevations S03 – Work Specification The construction of the extensions and front dormer will allow for much needed living, bedroom and storage spaces within the property. There are similar developments on this and adjoining streets. The outbuilding will provide much needed storage space. Approval has already been granted for the single-storey rear extension, alteration of hipped to gable-ended roof and rear dormer.
3	**SCALE**
	The extensions and outbuilding will be in keeping with the existing design of the property with pitched and flat roofs.
4	**APPEARANCE**
	The external walls to the extensions and outbuilding will be brickwork to match the existing property. Roof coverings to the extensions and outbuilding to be to be proprietary timbers truss rafter roofs or steel ridge beam/rafters/joists. Use Forticrete Centurion low-pitched roof tiles in slate grey for roofs shallower than 15°. Use Marley plain concrete tiles in smooth grey for roofs steeper than 15°. Allow for GPR/EPDM/felt roof for front dormer and two-storey rear extension.
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 on-street and off-street car parking spaces to the front of the property. New car parking provision will be provided to the front of the

	property.
7	**SUMMARY AND CONCLUSIONS**
	The extensions and outbuilding 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 extensions and outbuilding 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.