

# Robert Halstead

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Planning    Development

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## **Design and Access Statement: 8 Heaton Road, Upper Batley, Batley**

### Introduction to the proposals

This Design and Access Statement accompanies an application for full planning and demolition in a conservation area for the demolition of full application for planning permission for demolition of existing dwelling and erection of 1 no. detached dwelling (part retrospective) (within a Conservation Area).

### Requirements for a Design & Access Statement

The Town & Country Planning (Development Management Procedure) Order 2015 sets out the legal requirements for the circumstance when a Design and Access Statement is required, together with what categories such a statement must set out. These categories fall into five headings, and each is addressed in turn below.

#### **a) Explain the design principles and concepts that have been applied to the development**

The aim of the proposals is to provide a harmonious design concept, appropriate for its location and in compliance with all relevant local and national planning policy. Please refer to the Planning and Heritage Statement for full details.

#### **b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account**

The proposed development would take place on a residential plot within a predominantly residential area. The proposals have been carefully considered in order to be in keeping with the context of the site and its local surroundings paying particular regard to the character and appearance of the Conservation Area.

The plans which have been brought forward are considered to be the most appropriate option in terms of heritage impact, design and visual amenity, residential amenity and highway safety.

All elements of the design are considered to comply with relevant local and national planning policy. For full details, please refer to the Planning and Heritage Statement.

**c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account**

The proposals would not alter the existing access to the application site from Heaton Road. With regards to other highway matters, the proposed development accords with both local and national planning policy and guidance.

**d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation**

No specific consultation has been undertaken in relation to access due to the location and nature of the proposals and the fact that vehicular access to the site would be unaffected.

**e) Explain how any specific issues which might affect access to the development have been addressed**

There are no known 'specific issues' relating to access for this particular development.

**September 2023**

**Robert Halstead Chartered Surveyors & Town Planners**