

Design and Access Statement

For

**25 THROSTLE NEST, BATLEY WF17 7SN
ALTERATIONS TO ROOF**

Date: Oct 2023

Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for alterations to the existing roof to No. 25 Throstle Nest, Batley.
2	LAYOUT
	Refer to attached drawings: S01 - Existing Plans and Elevations S02A – Proposed Plans and Elevations S03 – Work Specification The work involves removing the existing flat and pitched roofs and constructing a shallower pitched roof over the footprint of the property. The neighbouring property has an approved planning application for a similar roof which is currently being constructed.
3	SCALE
	The alteration work will be in keeping with the existing design of the property with a mono-pitched gable-ended roof.
4	APPEARANCE
	The external walls to the altered roof will be sand/cement rendering to the front and brickwork to the remaining elevations to match the existing property. The altered roof to the property will be clad with Forticrete Centurion 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 on completion of the works.
6	CAR PARKING
	There are currently off-street car parking spaces to the front of the property. These will be maintained on completion of the works.
7	SUMMARY AND CONCLUSIONS
	The alteration work to the roof will allow for matching the roof profile to the neighbouring 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 roof alteration work 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.
--	---