

Design and Access Statement

For

**20 OLD MILL VIEW, DEWSBURY WF12 9QJ
PROPOSED REAR EXTENSION**

Date: Oct 2023

Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for rear extension to No. 20 Old Mill View, Dewsbury WF12 9QJ.
2	LAYOUT
	Refer to attached drawings: S01 - Existing Plans and Elevations S02 – Proposed Plans and Elevations S03 – Work Specification The construction of the extensions will provide for much needed living and bedroom spaces within the property. The property is detached with tall boundary fencing. Thus there will be no overshadowing and/or overbearing onto neighbouring properties from this proposed development.
3	SCALE
	The proposed development will be in keeping with the existing design of the property with pitched roofs.
4	APPEARANCE
	The external walls to the extension will be brickwork to match the existing property. The roof to the proposed second-storey extension will be clad with Marley plain concrete tiles in smooth grey to match the colour of the roof covering to the existing property. The roof to the single-storey extension 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, rear and side of the property. The front and rear accesses will remain on completion of the development.
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 rear extension 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 extension 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.
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