

Attachment 1: **Design and Access Statement** 5 Dean Avenue

Introduction

This Design and Access Statement has been prepared to accompany the planning application for a dormer extension to the front elevation at 5 Dean Avenue, Netherthong, Holmfirth HD9 3UJ.

The property is a single storey plus loft conversion, semi detached dwelling along the eastern side of Dean Avenue.

The site

The surrounding properties are a mixture of semi detached bungalows and semi detached houses of similar construction and age. The property is not listed or within a Conservation Area.

The site is close to good transport links, shops and amenities, and located within an established residential area.

Direct access to the site is via the main entrance on Dean Avenue.

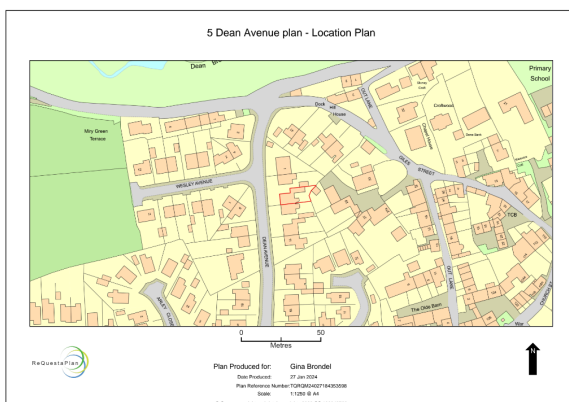


Image 1 – Location Plan

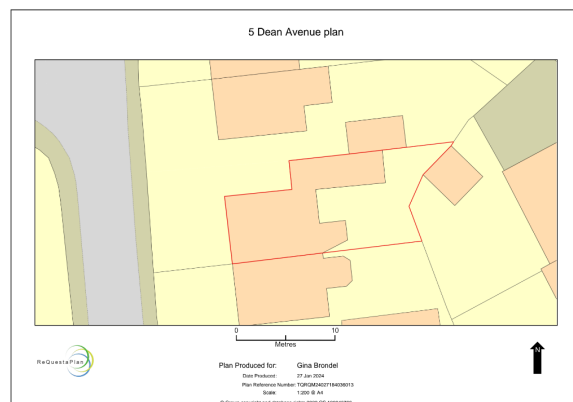


Image 2 – Site Plan



Proposed Development

The principal motive for the proposed works is to turn the unused space into a bedroom suitable for a growing family. The proposed dormer will be the same dimensions and appearance as the existing dormer to the adjacent bedroom. The roof dormer is subservient to the overall mass and volume of the house. The proposed dormer has no effect on surrounding properties and no overshadowing. There are various properties with similarly designed dormer extensions in the vicinity.

Materials

The proposed materials will match the existing dwelling in style, however the windows will be white UPVC and will all be matched to the front. The mahogany brown cladding will be replaced with anthracite gray cladding with white soffit and fascias and all guttering will be black.

Landscaping

The surrounding landscaping is not affected with no loss of greenery.

Access

Existing vehicle and pedestrian access will be unaltered by the proposed work and will be retained in its current form.

Previous development

The property has already been developed through a previous planning approval by the previous owners in 2004 (application no 2004/62/91222/W3). This work consisted of the addition of a porch to the front of the property, a conservatory to the rear and a loft conversion with a dormer extension. The original plans have been submitted (photographs uploaded to the planning application and drawings sent by post) for the purposes of this application, showing the proposed dormer extension in red ink.



Image 5 - Front view with proposed dormer extension