

DESIGN & ACCESS STATEMENT

HOUSEHOLDER APPLICATION

PROJECT TITLE

Proposals for Front, side and rear extensions to existing semi-detached property
at 13 Lidgate Road, Soothill, Batley WF17 6EY

JOB NUMBER

2244

CLIENT

Mr & Mrs Patel

DATE

Feb 2024

Prepared By:

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1.Introduction

This Statement has been prepared by Cadvis3d in support of a householder application for front, side and rear extensions to a semi-detached property

It describes the site and surrounding area and the proposed development. It describes the design ethos underpinning the proposals, considering issues of use, amount, appearance, scale, landscape, access and sustainability.

It should be read in conjunction with these documents, which inform, shape and support the final design, together with Cadvis3d's plans and drawings.

The Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment of the householder and designers to achieving Good Design and meeting the requirements of planning policy and legislation.

2. Existing use of site

Existing semi-detached, brick built dwelling with attached lean too garage and rear conservatory and tiered garden. Site overlooks open fields to the rear and has a small garden and driveway to front.

An application was submitted in 2023 for a side, rear and front extension which was refused (application 2023/62/91443/E)

A second application was then submitted for a single-storey rear extension with a 6.0m projection, which replaced the existing conservatory and was approved via larger home extension prior approval process (2023/93515).

3. Design Principles and concept

The application seeks to extend the existing dwelling to provide additional much needed living and home working space, for a growing family, reflecting today's changing work ethos and modern family living.

As noted above a previous application for a single-storey rear extension with a 6.0m projection, was approved through a larger home extension prior approval application process in 2023 (2023/93515). This application seeks to add a first-floor element (3.0m projection) on the rear, which is also set back from the southern boundary by around 1.5m, to satisfy the 45 degree rule. The single storey element consists of a flat roof, with two sun lantern windows. The first floor extension provides space for one additional bedroom.

The proposed two storey side extension is stepped back around 2.5m at first floor level, from the existing front elevation. This reduces the overall bulk of the side extension, lowering the ridge line and eaves, so to appear sub-servant to the host dwelling. The first floor side extension provides space for a family bathroom. At ground floor the side extension steps back from the proposed porch by around 1m, providing space for a utility room, wc and snug.

The proposed single storey front extension consist of a larger bay window (replacing the existing bay window), small porch and rain canopy, providing space for bin storage, etc.

3.1 Scale

A detailed analysis of the constraints to development has been undertaken which includes:

- *minimising impact on residential amenity of neighbours*
- *providing a balanced proposal to enhance the street scene*
- *ensuring sufficient space is available for parking and access*

The result demonstrates the proposals appear sub-servant to the host dwelling, in accordance with current SPD guidelines. The proposed rear extension is located where it would be least visible within the street scene. Furthermore, it is noted that other dwellings in the area have erected similar two-storey rear extensions. Therefore, the erection of a two-storey rear extension would be in keeping with the local character. In summary, the design, materials, and detailing are in keeping with the host dwelling and are therefore considered acceptable from a visual amenity perspective.

Regarding scale, given the previously granted larger homes extension (2023/93515), it is considered that this has established such a scale of extension at the house as being acceptable. The proposed rear extension would increase the footprint of the building and would also increase the bulk and massing. However, the size of the footprint is considered acceptable. Furthermore, the host property and its associated curtilage is of a scale which would support the proposed extension without amounting to over-development or appearing incongruous. In summary, the scale of the proposal is considered in keeping with the existing building and the local character and is therefore considered acceptable from a visual amenity perspective.

The same is true for the side and front extensions, which are both designed to be sub servant to the host dwelling and enhance the street scene. The proximity to neighbours is acceptable and the space created is proportionate to the site.

3.2 Energy Efficiency

The property will use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made.

Scheme to include:

- High Levels of insulation and air tightness
- Highly Efficient gas boiler
- Low energy LED light fittings throughout
- Water saving taps and flow regulating access valves
- Dual flush sanitary systems
- Low E, Argon gas filled double glazed windows
- Sustainably sourced soft wood joinery

In terms of the Building Regulations the heat/energy loss of all individual elements of the building such as walls, floors, windows, etc. will be designed to either meet or exceed the requirements of the regulations. This equates to a vast improvement in energy efficiency and lower running costs over the life span of the property.

3.3 Amount of Development

The existing plot is capable of accommodating the proposed additional extensions.

There are also other properties on Lydgate Road with similar extensions, recently approved including 4 lydgate road (2022/93461), 10 lydgate road (2014/62/93797/e) and 9 lydgate road (2010/90690). All of which included both side and rear extensions, of a similar scale.

These proposals also address some of the planners comments for the previously refused application (2023/62/91443/E) by reducing the overall bulk of the side extension, setting it further back and reducing the overall mass of the first floor element at the rear. Thus reducing the overall amount of development and lessening its impact on the street scene.

Therefore it is considered the amount of development in relation to the size of the plot and the surrounding properties, should be acceptable.

3.4 Layout

The layout demonstrates the develop-ability of the proposals and the layout has evolved through a comprehensive design approach.

The layout plans have been informed by the site constraints and characteristics and proximity to existing houses.

3.5 Appearance

The intention is to update the property for modern day living, designed to be locally distinctive and modern. The core brand values of individual character and lasting quality, with a strong emphasis on light, flexibility and space within the home will be key ingredients in the design, facilitating adaptability and evolution as life changes.

3.6 Materials

The materials will match or compliment the existing properties.

Brick walls to match existing, with k-rendered walls in areas shown, to compliment each other and provide a modern aesthetic, whilst not looking out of place on the street scene. The rear extension roof is grp/rubber and first floor extensions have tiles to match existing.

The texture, colour, pattern and durability of materials will have synergy with the individual designs and contribute to quality of the appearance of the property and result in a distinctive character.

4. Access

The existing driveway will be widened, with an extended drop kerb, to provide additional off road parking space.

5. Conclusions

This Design and Access Statement accompanies the planning application.

The proposals provide a high quality, family home to meet needs of a growing family.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.