

Design and Access Statement

For

**136 CARLINGHOW LANE, BATLEY WF17 8DN
SIDE DORMER EXTENSION AND REAR EXTENSION**

Date: April 2024

Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for a side dormer extension and rear extension.
2	LAYOUT
	Refer to attached drawings: S01 - Existing Plans and Elevations S02B – Proposed Plans and Elevations S03A – Work Specification The construction of the side dormer extension and rear extension will allow for much needed living, bedroom and storage spaces within the property. There are similar extensions on this street. Thus the proposed application will not affect the overall street scene. Refer to attached aerial view on Carlinghow Lane. A Larger Home Extension application has been separately submitted for the rear extension.
3	SCALE
	The proposed development will be in keeping with the existing design of the property.
4	APPEARANCE
	The external walls to the rear extension will be brickwork to match the existing property. The external walls of the dormer extension will be shiplap cladding to the front and side and brickwork to the rear. The roof to the proposed rear extension will be clad with Centurion Forticrete low-pitched roof tiles in Slate Grey to match the roof covering to the existing property. The roof to the dormer extension will be either GRP, EPDM or a felt roof covering.
5	ACCESS
	The property is currently accessed and egressed from the rear and side of the property. These accesses will be maintained on completion of the works.
6	CAR PARKING
	There are currently off-street car parking spaces to the front and side of the property. These will be maintained on completion of the works.

7	SUMMARY AND CONCLUSIONS
	The rear extension and side dormer 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 extensions 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.