

Design and Access Statement

For

**18 LONGFIELD COURT, HECKMONDWIKE WF16 9EP
REAR EXTENSION**

Date: May 2024
Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for a rear extension to No. 18 Longfield Court, Heckmondwike WF16 9EP.
2	LAYOUT
	Refer to attached drawings: S01 - Existing Plans and Elevations S02 – Proposed Plans and Elevations This planning application is in support of a single-storey rear extension to the above property which has already been constructed. The property owners were under the impression that the extension was within permitted development so they only applied for Building Control Approval; Ref: 2023/EBN/00201/E. The extension is single-storey with pitched roofs and a gable end. The extension is not the full width of the garden to allow for large amenity spaces to the rear and adjoining No. 16. There is a gap to No. 20 with the roof pitching down to eaves level thus minimising any overshadowing impact on the amenity spaces serving this property. Refer to attached photos. The property is over 11m from properties to the rear which front onto Longfield Road. Thus there is little or no visual impact on these properties from the new extension. The property owner has consulted with the enforcement officer; Chris Cockroft who has advised submitting a planning application for the rear extension. Just to note, the property is within an area where the permitted development rights have been removed but not for any extensions to the property. Thus a Larger Home Extension Application may have been possible for this property. A very similar rear extension was approved for No. 19 Longfield Court in 2020; Planning Ref: 2020/692/91929.
3	SCALE
	The extension is in keeping with the existing design of the property with a pitched roof.

4	APPEARANCE
	The external walls to the extension is brickwork to match the existing property. The roof covering to the pitched roof has interlocking concrete tiles.
5	ACCESS
	The property is currently accessed and egressed from the front and rear of the property. This will be maintained with the construction of the proposed extensions.
6	CAR PARKING
	There are currently off-street car parking spaces to the front of the property. These have been maintained on completion of the works.
7	SUMMARY AND CONCLUSIONS
	The rear extension will provide extended living spaces within the property and is 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. The extension is pitched with gaps either side with large amenity spaces to minimise any impact on adjoining properties. A similar extension on this estate has received planning approval already. 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.