

# **Design and Access Statement**

**For**

**27 TYNDALE WALK, BATLEY WF17 8PX  
PROPOSED SIDE EXTENSION AND FRONT PORCH**

Date: Jun 2024

Revision: Original

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| <b>1</b> | <b>INTRODUCTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|          | <p>This Design and Access Statement accompanies a planning application for a side extension and front porch to No. 27 Tyndale Walk, Batley WF17 8PX.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>2</b> | <b>LAYOUT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|          | <p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations<br/>S02B – Proposed Plans and Elevations<br/>S03 – Work Specification</p> <p>The construction of the side extension will provide for much needed living spaces within the property. The property is detached with tall boundary fencing and is formed on a lower plateau to the adjoining public thoroughfare. Thus there will be no overshadowing and/or overbearing onto neighbouring properties from this proposed single-storey side extension. The front porch is within permitted development limits.</p> <p>Furthermore, a pre-application has identified no real concerns with this development. Planning Services will therefore support the proposed development.</p> |
| <b>3</b> | <b>SCALE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|          | <p>The proposed development will be in keeping with the existing design of the property with a pitched roof.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>4</b> | <b>APPEARANCE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|          | <p>The external walls to the extension and porch will be brickwork to match the existing property.</p> <p>The roofs to the single-storey side extension and front porch will be clad with Marley interlocking concrete roof tiles in smooth grey to match the colour of the roof covering to the existing property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>5</b> | <b>ACCESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|          | <p>The property is currently accessed and egressed from the front, side and rear of the property. The front and rear accesses will remain on completion of the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>6</b> | <b>CAR PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|          | <p>There are currently off-street car parking spaces to the front and side of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|          | property. New car parking spaces will be created to the front of the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>7</b> | <b>SUMMARY AND CONCLUSIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|          | <p>The side extension and front porch will provide extended living 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. The positioning of the extension and porch will ensure there is minimal intrusion to the adjoining area. The proposed development has support from Planning Services as evidenced by the response from the pre-application.</p> <p>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.</p> |