

Design and Access Statement

For

**140 SAVILE ROAD, SAVILE TOWN, DEWSBURY WF12 9LR
PROPOSED REAR EXTENSION**

Date: Jun 2024

Revision: Original

1	INTRODUCTION
	<p>This Design and Access Statement accompanies a planning application for a rear extension to No. 140 Savile Road, Savile Town, Dewsbury WF12 9LR.</p>
2	LAYOUT
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01A - Existing Plans and Elevations S02B – Proposed Plans and Elevations S03 – Work Specification</p> <p>The proposed development will provide much needed living spaces within the property.</p> <p>The rear extension occupies less than 50% of the total rear garden area. Thus there is ample remaining recreational space to the rear of the property. Furthermore, the extension will only be an infill between existing extensions and will not pose any overshadowing or overbearing issues on the neighbouring property; No. 142 Savile Road which already has an extension.</p>
3	SCALE
	<p>The proposed development will be in keeping with the existing design of the property with a pitched roof.</p>
4	APPEARANCE
	<p>The external walls to the extension will be natural stonework to match the existing property.</p> <p>The roof to the single-storey rear extension will be clad with Centurion Forticrete Low-Pitched roof tiles in slate grey to match the colour of the roof covering to the existing property.</p> <p>The windows to the proposed development will be anthracite UPVC.</p> <p>The rear extension external doors will be anthracite UPVC.</p>
5	ACCESS
	<p>The property is currently accessed and egressed from the front and rear of the property. The accesses will remain on completion of the development.</p>

6	CAR PARKING
	<p>There are currently on and off-street car parking spaces to the front and rear of the property. These will remain on completion of the proposed development.</p>
7	SUMMARY AND CONCLUSIONS
	<p>The proposed development 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 rear extension will ensure there is minimal impact with either overshadowing or overbearing on neighbouring properties as it is just an infill between existing extensions.</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>