

Design and Access Statement

For

**31 AYSGARTH ROAD, BATLEY WF17 7HY
PROPOSED FRONT DORMER, FRONT PORCH AND REAR
OUTBUILDING**

Date: Jun 2024
Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for a proposed front dormer, front porch and rear outbuilding.
2	LAYOUT
	Refer to attached drawings: S01A - Existing Plans and Elevations S02D – Proposed Plans and Elevations S03 – Work Specification The proposed development will provide much needed living spaces within the property and externally. A Larger Home Extension Application and a Certificate of Lawful Development have already been approved for the rear extension and rear dormer respectively. This application is for the front porch, front dormer and rear outbuilding only.
3	SCALE
	The proposed development will be in keeping with the existing design of the property.
4	APPEARANCE
	The external walls to the front porch and rear outbuilding will be brickwork to match the existing property. The walls to the front dormer will be shiplap cladding. The roof to the front porch and rear outbuilding will be Marley plain concrete tiles in smooth grey. The roof to the front dormer will be either felt, GRP or EPDM. The windows to the proposed development will be grey UPVC. The front porch and rear outbuilding doors to be grey composite or UPVC.
5	ACCESS
	The property is currently accessed and egressed from the front and rear of the property. The accesses will remain on completion of the development.

6	CAR PARKING
	There are currently on and off-street car parking spaces to the front of the property. These will remain on completion of the proposed development.
7	SUMMARY AND CONCLUSIONS
	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 development will ensure there is minimal impact with either overshadowing or overbearing on neighbouring properties. 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.