

Design and Access Statement

For

**14 THE OVAL, DEWSBURY WF13 4HR
PROPOSED SIDE AND REAR EXTENSIONS**

Date: Aug 2024
Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for side and rear extensions to 14 The Oval, Dewsbury WF13 4HR.
2	LAYOUT
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S02A – Proposed Plans and Elevations S03 – Work Specification</p> <p>The construction of the extensions will allow for much needed living spaces within the property.</p> <p>A pre-application dated 1 August 2024 identified no major issues with the proposed development.</p>
3	SCALE
	The proposed development will be in keeping with the existing design of the property with pitched roofs.
4	APPEARANCE
	<p>The external walls to the extensions will be natural stonework to match the existing property.</p> <p>The roof to the side and rear extensions will be Centurion Forticrete Low-Pitched roof tiles in Slate Grey.</p> <p>The windows to the proposed development will be white UPVC.</p> <p>The rear extension external doors will be white UPVC.</p>
5	ACCESS
	The property is currently accessed and egressed from the front and rear of the property. This will be maintained on completion of the works.
6	CAR PARKING
	There are currently off-street car parking spaces to the front of the property. These will be maintained on completion of the works.

7	SUMMARY AND CONCLUSIONS
	<p>The extensions 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 as there are similar developments on this street. The positioning of the extensions will ensure there is minimal intrusion to the adjoining area.</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>