

Design and Access Statement

For

**22 OLD MILL VIEW, DEWSBURY WF12 9QJ
PROPOSED REAR EXTENSION**

Date: Aug 2024
Revision: Original

1	INTRODUCTION
	This Design and Access Statement accompanies a planning application for rear extension to No. 22 Old Mill View, Dewsbury WF12 9QJ.
2	LAYOUT
	Refer to attached drawings: S01 - Existing Plans and Elevations S02A – Proposed Plans and Elevations S03 – Work Specification The construction of the extension will provide for much needed living spaces within the property. The property is detached with boundary fencing and walling. Thus there will be no overshadowing and/or overbearing onto neighbouring properties from this proposed development.
3	SCALE
	The proposed development will be in keeping with the existing design of the property with pitched roofs.
4	APPEARANCE
	The external walls to the extension will be brickwork to match the existing property. The roof to the rear extension will be Centurion Forticrete Low-Pitched roof tiles in Slate Grey. The windows to the proposed development will be white UPVC. The rear extension external doors will be a composite door.
5	ACCESS
	The property is currently accessed and egressed from the front and rear of the property. These 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
	The rear extension 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 extension will ensure there is minimal intrusion to the adjoining area. 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.
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