

Design and Access Statement

For

**10 CENTENARY SQUARE, THORNHILL LEES, DEWSBURY WF12 9HJ
PROPOSED REAR EXTENSION, FRONT PORCH AND
REAR OUTBUILDING**

Date: Aug 2024
Revision: Original

1	INTRODUCTION
	<p>This Design and Access Statement accompanies a planning application for a two-storey rear extension, front porch and rear outbuilding to No. 10 Centenary Square, Thornhill Lees, Dewsbury WF12 9HJ.</p>
2	LAYOUT
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S02D – Proposed Plans and Elevations S03 – Work Specification</p> <p>The proposed development will provide much needed living spaces within the property. The outbuilding will provide external storage spaces.</p> <p>A separate Larger Home Extension Application has been submitted for the ground floor rear extension. The first floor rear extension is offset by 1.5m from No. 11 Centenary Square to cater for its bedroom window. However, there is a bathroom window to No. 9 Centenary Square, hence the first floor rear extension is flush on that boundary.</p>  <p>The front porch is within permitted development rights. There will be amenity spaces remaining to the rear of the property even after the rear extension and outbuilding are constructed.</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 and porch will be brickwork to match the existing property.</p>

	<p>The roof covering to the pitched roofs to rear extensions, porch and outbuilding to be Marley plain concrete roof tiles in smooth grey with the exception of the rear ground floor extension which will be Forticrete Centurion low-pitched 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 white UPVC.</p> <p>The rear extension, front porch and outbuilding external doors will be either UPVC or composite.</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-street car parking spaces to the front 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 and front porch will ensure there is minimal impact with either overshadowing or overbearing on neighbouring properties. The front porch is within permitted development requirements.</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>