

# **Design and Access Statement**

**For**

**130 BYWELL ROAD, DEWSBURY WF12 7LL  
PROPOSED FRONT AND SIDE EXTENSIONS AND REAR DORMER**

Date: Oct 2024  
Revision: Original

<b>1</b>	<b>INTRODUCTION</b>
	<p>This Design and Access Statement accompanies a planning application for side and rear extensions and a rear dormer to 130 Bywell Road, Dewsbury WF12 7LL.</p>
<b>2</b>	<b>LAYOUT</b>
	<p>Refer to attached drawings:</p> <ul style="list-style-type: none"> <li>a. S01A - Existing Plans and Elevations</li> <li>b. S02J – Proposed Plans and Elevations</li> <li>c. S03 – Work Specification</li> </ul> <p>The construction of the extensions and rear dormer will allow for much needed living, bedroom and storage spaces within the property. The construction of a car port to the side will allow for ample vehicular parking within the property footprint.</p> <p>A rear dormer has been added which falls within permitted development with a total additional volume of 24m<sup>3</sup> which is less than the limit for semi-detached properties of 50m<sup>3</sup>. Furthermore, the rear dormer wall will be offset from the face of the rear external wall by more than 200mm.</p> <p>The property owner has purchased a piece of land from Northern Powergrid – Attached letter, heads of terms and plan. This allows the side extension, which is proposed to be 3.5m wide, to be further offset from the shared boundary with Northern Powergrid.</p> <p>A pre-application dated 10 April 2024 identified no major issues with the proposed development.</p> <p>A planning application was subsequently submitted and was refused. The following mitigation measures have been implemented to address issues raised in the planning refusal letter:</p> <ol style="list-style-type: none"> <li>1. The proposed rear extension, by reason of its projection, would result in an overbearing and oppressive impact on the amenity space and rear windows of the adjoining 128 Bywell Road. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, KDP6 of the House Extensions &amp; Alterations SPD and Chapter 12 of the National Planning Policy Framework.</li> </ol> <p style="color: red;">Mitigation Measure - Reduced ground floor of rear extension to 3m and set back from boundary. First floor stepped back well away from property boundary. This will remove any overbearing and oppressive impacts to No. 128.</p>

	<p>2. The proposed extensions to the side, rear and dormer to the roof, given the cumulative appearance, would not form subservient additions to the property thereby detracting from the character of the host and wider area. To permit the proposals would be contrary to Policy LP24 of the Kirklees Local Plan, KDP1 &amp; KDP2 of the House Extensions &amp; Alterations SPD and Chapter 12 of the National Planning Policy Framework.</p> <p>Mitigation measure - Side extension roof altered to match original and stepped down to retain character of original property. Rear dormer stepped back from eaves and stepped in from sides to allow it to be determined under permitted development. The cumulative appearance allows it to match the original property and wider area.</p>
<b>3</b>	<b>SCALE</b>
	The proposed development will be in keeping with the existing design of the property with pitched roofs.
<b>4</b>	<b>APPEARANCE</b>
	<p>The external walls to the extensions will be brickwork to match the existing property.</p> <p>The roofs to the proposed extension and front bay window roof will be clad with Marley plain concrete tiles in Smooth Grey to match the colour of the roof covering to the existing property with the exception of the rear extension where Centurion Forticrete Low-Pitched roof tiles in Slate Grey should be used.</p> <p>The rear dormer walls will be clad with shiplap cladding to match the colour of the roof covering to the property.</p> <p>The roof covering to the rear dormer will be flat with either a ply, felt, GRP or EPDM roof covering.</p> <p>The windows to the proposed development will be white UPVC.</p> <p>The rear extension external doors will be white UPVC.</p>
<b>5</b>	<b>ACCESS</b>
	The property is currently accessed and egressed from the front, rear and side of the property. The front and rear accesses will remain.
<b>6</b>	<b>CAR PARKING</b>
	There are currently off-street car parking spaces to the front and side of the property. These will be maintained on completion of the works.

<b>7</b>	<b>SUMMARY AND CONCLUSIONS</b>
	<p>The extensions and rear dormer will provide extended living and storage 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>