

20 Park View

WF12 9DT

**Proposed 6m Rear Extension with Rear Dormer,
Design and Access Statement**

February 2025



Design and Access Statement

Proposal:

This application is for the erection of a single-storey rear extension and a proposed rear dormer, along with associated internal alterations at 20 Park View, WF12 9DT. The proposal seeks to amend the previously approved planning application (no. 2024/62/90224/E), which granted permission for a two-storey extension with a front dormer. After careful consideration, the client has opted not to proceed with the two-storey extension, choosing instead to pursue a design that better suits their current needs.

Design Considerations:

The proposed single-storey rear extension, extending 6 meters in length, is designed to provide additional living space while maintaining a proportionate relationship with the existing property. The rear dormer will be carefully positioned to complement the scale of the extension, ensuring minimal visual impact on the surrounding environment. Both the rear extension and dormer will be constructed using materials that match the existing dwelling, ensuring the new development integrates seamlessly with the character of the property and its surroundings.

Access and Use:

The design facilitates improved functionality and access to the rear of the property, with the extension providing additional living and recreational space. The internal alterations will allow for a more efficient layout, catering to the client's needs while maintaining a high standard of living.

Conclusion:

This revised application for a 6-meter single-storey rear extension and rear dormer aims to provide a practical and aesthetically compatible solution, respecting the character of the existing dwelling and its setting. The proposal ensures the property will be enhanced in a way that meets both the client's requirements and the planning authority's guidelines.