

DESIGN AND ACCESS STATEMENT

**PROPOSED CHANGE OF USE OF EXISTING ANNEX
INTO A DWELLING.**

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3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for the change of use of existing annex to a dwelling.

The existing annex sits withing the grounds of no.2 Kirklands, Cleckheaton. It has been in use as an annex for at least 5 years and the client pays rates on the building as an annex - but the client would now like to obtain permission as a stand alone dwelling.

Existing access for emergency and service vehicles is via and existing access and entrance which in turn leads out onto Church Grange and Bradford Road this situation will not alter as part of this application.

Sited next to existing residential housing and in an area which is a housing area would suggest that this site is suitable for a residential usage. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established area of housing.

Amount

The proposal is to change the annex use into a stand alone dwelling, there will be no increase in size or scale of the existing building.

Existing gardens and grounds will not be altered as part of this application. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot has ample garden/amenity space with existing drive and parking spaces serving the dwelling.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans. The layout was considered to be the best layout not only to provide my client with a viable scheme but also to suit the location and area of the proposal, habitable room windows will be formed as shown where overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed dwelling will not increase the size or scale of the existing annex unit. All window and door units are provided of an appropriate scale and size for means of escape and are in proportion with the buildings itself and should therefore be in keeping within the area and not detract from existing properties.

The scale of the buildings have been designed so as to not over dominate there surroundings to the detriment of the character of the area. Door accesses and widths will be level and suitable for disability.

Landscaping

No change.

Appearance

No change.

Access

No change.