

# **Design and Access Statement**

**For**

**27 AYSGARTH ROAD, BATLEY WF17 7HY  
EXTENSIONS AND PORCH TO SIDE AND REAR ELEVATIONS  
NEW OUTBUILDING TO REAR GARDEN**

Date: Apr 2025  
Revision: Original

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| <b>1</b> | <b>INTRODUCTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|          | <p>This Design and Access Statement accompanies a planning application for introducing single and two-storey extensions and a single-storey porch to the side and rear elevations of the property with an outbuilding to the rear garden at No. 27 Aysgarth Road, Batley WF17 7HY.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>2</b> | <b>LAYOUT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          | <p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations<br/>S02C – Proposed Plans and Elevations<br/>S03 – Work Specification</p> <p>The extensions, porch and outbuilding will allow for additional living, bedroom and storage spaces within and external to the property.</p> <p>The property is an end-terraced property with extensions limited to the side and rear elevations only thus minimising the impact on the overall streetscene.</p> <p>A pre-app was submitted for the proposed development. The following responses were received from Planning Services with appropriate mitigation measures and proposed design changes in red.</p> <p><i>Two storey side extension</i></p> <p><i>The design of the side extension would include a very large wall facing onto the street which would appear incongruous. Whilst a two storey side extension may be justifiable in this location, due to character of the area and lack of a defined building line, any scheme should be reduced in height and the walling on the front and altered in terms of design to form an appropriate relationship with the main house and surrounding area.</i></p> <p><i>The roof to the two-storey side extension has been altered to form a set-down pitched roof to remove the large panelling of walling. This has altered the roof to the rear extension which has also been set-down to minimise the overall impact on the streetscene.</i></p> <p><i>Parking area to side</i></p> <p><i>It is unclear from the plans if the scheme intends to increase the hardstanding for parking. It is noted that the plans appear to show angled vehicle parking over the flags and grassed area close to existing shrubbery. Careful consideration should be given to any future application in terms of the level of hardstanding and maintaining soft landscaping in accordance with paragraph 4.43 to ensure that the site does not appear overdeveloped or detracts from</i></p> |

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|          | <p>visual amenity.</p> <p>The overall impact on parking provision has been minimised with the use of Grasscrete in some areas. Furthermore, it is noted that Aysgarth Road is used by all the residents as on-street parking provision which minimises the requirement for further off-street parking within the curtilage of the property.</p> <p><i>Impact on the occupants of 27 Aysgarth Road</i></p> <p><i>It is noted that the development with the side and rear extensions together with the outbuildings would develop much of the existing amenity space, potentially resulting in less than ideal amenity space for the dwelling. Consideration would need to be given to any scheme to ensure satisfactory amenity space is retained for the residents of the property.</i></p> <p><i>Consideration should also be given to the bedroom window in the original house which could be affected by the two storey rear extension proposed in terms of overbearing and overshadowing.</i></p> <p>The pergola has been removed and the rear extension reduced by 0.5m to ensure there is satisfactory amenity space to the applicant property users.</p> <p>Furthermore, the reduction of the rear extension by 0.5m will also reduce the impact of the rear bedroom window on the original house.</p> <p><i>In summary, there is potential to support extensions to this property. However, consideration will need to be given to the comments made in respect of scale and design of any extension or outbuilding, works to form additional parking and avoiding a cramped form of development cumulatively as well as impact on the amenity of existing and future occupants regarding impact on outlook as well as private amenity space.</i></p> <p>The alteration of the side extension roof together with reduction of the rear extension by 0.5m, removal of the pergola in the rear garden and introduction of grasscrete as a surfacing material below car parking areas will minimise the impact of the proposed development on the applicant property both for existing and proposed users.</p> |
| <b>3</b> | <b>SCALE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <p>The proposed development will be in keeping with the existing design of the property with gable ended pitched roofs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <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 extensions and outbuilding will be clad with Marley plain concrete tiles in Smooth Grey to match the colour of the roof covering to</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|          | <p>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 windows to the proposed development will be white UPVC.</p> <p>The rear extension external doors will be white UPVC. The main access door will either be white UPVC or composite.</p>                                                                                                                   |
| <b>5</b> | <b>ACCESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|          | <p>The property is currently accessed and egressed from the side and rear of the property. This will be maintained with the construction of the proposed development.</p>                                                                                                                                                                                                                                                                                            |
| <b>6</b> | <b>CAR PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|          | <p>There are currently ample off-street car parking spaces to the side of the property. These will be maintained even on completion of the works.</p>                                                                                                                                                                                                                                                                                                                |
| <b>7</b> | <b>SUMMARY AND CONCLUSIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|          | <p>The proposed development will provide extended living spaces within and external to the property and will be in keeping with the scale, proportion, design and materials of the existing and neighbouring properties. The issues raised in a pre-app for the proposed extensions and outbuilding have been addressed with redesign of key elements in the proposed development which should allow for it to be approved as part of this planning application.</p> |