

Thursday 15 May 2025

Design and Access Statement

Property Ref: Park Grove, 9 Park Road, Dewsbury WF13 4LQ

1.00 Introduction

1.01 I am writing in reference to the above property, in support of an Outline Planning Application to demolish an existing dilapidated dwelling and construct a new dwelling.

1.02 The report outlines the planning, design, and access considerations of the development, in the context of local and national planning policy.

2.00 Use

2.01 Park Road presently hosts a number of large 2-3 storey detached and semi-detached Victorian residential villas, with some infill sites of more recent construction.

2.02 The host property is a 2 storey dilapidated dwelling, which has numerous structural and other defects and is not habitable.

2.03 The proposal includes the demolition of the existing dwelling and the erection of a new 2 storey detached dwelling.

3.00 Design & Appearance

3.01 The existing dwelling, due to its condition, has become unsightly and detrimental to the wider street scene.

3.02 The proposal seeks to demolish the existing dwelling and construct a new 2 storey dwelling in its place. The new dwelling will be typical of other properties on Park Road in terms of design, height, proportions of openings, materials and scale.

3.03 More detailed information will form part of an application for matters reserved.

4.00 Access

4.01 Access will be as existing

5.00 Scale

5.01 The scale of the proposals will be proportionate to the neighbouring dwelling in terms of height, scale and massing. Detailed information will be provided as Reserved Matters.

6.00 Conclusion

4.01 The existing building, as a result of its deterioration, is harmful to the overall character of the area, and its poor state means renovation is not viable.

4.02 The proposal seeks to demolish and build a new dwelling, bringing the site back in to use and thereby enhancing the area

4.03 Overall, the combined effect of the changes will result in an enhancement to the conservation area.

4.04 There is a presumption in favour of sustainable developments, in accordance with the NPPF. The application is therefore considered to be in line with both local and national planning policy.