

DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT ON LAND ADJACENT
21 WESTCLIFFE RISE, CLECKHEATON.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEEDGE

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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 residential development off Westcliffe Rise, Cleckheaton. The site has obtained planning on a different scheme under ref 2024/90781.

The existing site is currently vacant and previously formed garden area to no. 21 Westcliffe Rise. The site is surrounded on all sides by housing.

Existing access for emergency and service vehicles is via Westcliffe Rise 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 for a pair of semi detached dwellings with associated parking, turning and garden areas. As can be seen from the enclosed plans the units fit in well and do not over dominate there surroundings. The plots have ample garden/amenity space with new drives and parking spaces serving all dwellings. The amenity spaces created will be well maintained and landscaped and made safe with boundary fencing. Although this proposal will not provide permanent employment opportunities it will provide temporary employment during the construction process.

Layout

A moderate scale site has been laid out as indicated on the enclosed plans, discussions have been had with the local authority planning dept. on a previous application these discussions were of a positive nature. 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 dwellings are 2 storied with rooms in the roof and rear dormers. All window and door units will be provided of an appropriate scale and size for means of escape and be 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

Drive ways and parking spaces will have a self draining pavor/tarmac finish to limit the amount of surface water run off. Soft landscaping will comprise grassed and planted areas to the remainder of the site.

Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

The properties will have a natural stone wall finish with a dark grey conc tile roof. All window and door frames will be upvc.

Access

This site will be accessed from the existing entrance onto Westcliffe Rise. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears. Bin storage and electric vehicle charging points will also be provided.