

# **Design and Access Statement**

**For**

**11 KINNAIRD CLOSE, SOOTHILL, BATLEY WF17 6HL  
TWO-STOREY SIDE EXTENSION**

Date: Jul 2025  
Revision: Original

<b>1</b>	<b>INTRODUCTION</b>
	<p>This Design and Access Statement accompanies a planning application for introducing side extension to No. 11 Kinnaird Close, Soothill, Batley WF17 6HL.</p>
<b>2</b>	<b>LAYOUT</b>
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S02A – Proposed Plans and Elevations S03 – Work Specification</p> <p>The extension will allow for additional living, bedroom and storage spaces within the property.</p> <p>There will be ample amenity spaces to the front, side and rear of the property on completion of the proposed works.</p> <p>The extension will be set-back from the front elevation of the property and set down from the existing property roof.</p> <p>Access to the garage outbuilding will remain for vehicles.</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 side extension will be clad with Marley plain concrete tiles in Smooth Grey to match the colour of the roof covering to the existing property.</p> <p>The windows to the proposed development will be white UPVC.</p> <p>The rear extension external doors will be UPVC framed doors.</p>

<b>5</b>	<b>ACCESS</b>
	The property is currently accessed and egressed from the front, side and rear of the property. These will remain on completion of the works.
<b>6</b>	<b>CAR PARKING</b>
	There are currently ample off-street car parking spaces to the front of the property including a garage outbuilding. These will remain on completion of the works.
<b>7</b>	<b>SUMMARY AND CONCLUSIONS</b>
	<p>The proposed development will provide extended living spaces within the property and will be in keeping with the scale, proportion, design and materials of the existing and neighbouring properties. There will be no resulting detriment to the character of the local area. The positioning of the proposed development will ensure there is minimal intrusion to the adjoining area.</p> <p>Furthermore, the proposed development will be in accordance with current planning and development requirements in line with the House Extensions and Alteration SPD and Local Plan 2019 and should therefore be permitted.</p>