

Design and Access Statement

For

**104 NORTHSTEAD, RAVENSTHORPE, DEWSBURY WF13 3DY
FRONT PORCH, TWO-STOREY EXTENSION TO REAR
AND FRONT AND REAR DORMERS**

Date: Sep 2025

Revision: Original

1	INTRODUCTION
	<p>This Design and Access Statement accompanies a planning application for introducing a two-storey extension to the rear, front porch and front and rear dormers to 104 Northstead, Ravensthorpe, Dewsbury WF13 3DY.</p>
2	LAYOUT
	<p>Refer to attached drawings:</p> <p style="padding-left: 40px;">S01 - Existing Plans and Elevations S02E – Proposed Plans and Elevations S03 – Work Specification</p> <p>The rear extension, porch and dormers 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 with the total footprint of the porch and extensions occupying less than 50% of the total garden area of the property.</p> <p>The front and rear dormers forms part of a disabled adaptation scheme for a large bedroom in the loft which has been approved by the Accessible Homes Team of Kirklees Council. The contact is Andrew Wilde. The child in question is also being treated by a specialist sleep practitioner; Cerebra who is advocating a large bedroom for the vulnerable child.</p> <p>A pre-app was submitted for the proposed development. Responses to the points raised in the subsequent pre-app letter are detailed in the attached document.</p>
3	SCALE
	<p>The proposed development will be in keeping with the existing design of the property with gable ended pitched roofs.</p>
4	APPEARANCE
	<p>The external walls to the extension and porch will be brickwork. The dormer walls will have grey shiplap cladding.</p> <p>The porch and extension roof will be pitched clad with Centurion Forticrete low-pitched roof tiles in Slate Grey to match the existing property. The dormer roofs will have shallow slopes with either felted/GRP/EPDM roofs to match the existing property.</p>

5	ACCESS
	The property is currently accessed and egressed from the front and side of the property. The access from the front will be maintained with a new access created to the rear of the property.
6	CAR PARKING
	There are currently ample on-street and communal car parking spaces to the front of the property. These will be maintained even on completion of the works.
7	SUMMARY AND CONCLUSIONS
	<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>