

# **DESIGN AND ACCESS STATEMENT**

**DETACHED ANNEX TO NO. 63 WHITE LEE ROAD,  
BATLEY.**

**J.A.OLDROYD & SONS LTD**

**3 PRIMROSE LANE**

**HIGHTOWN**

**LIVERSEDGE**

**WF15 6NS**

**01274 865127**

## USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for a detached annex at 63 white lee road, batley.

A previous application for extensions and detached hobbies building was approved under ref 2023/92641.

The existing site currently forms large garden areas to my clients property 63 white lee road. The client has an elderly relative that she would like to be close by in there own separate unit hence the need for the proposed unit, the site is surrounded by housing.

Existing access for emergency and service vehicles is via white lee road and jail road 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.

The site lies within a long established area of housing.

## Amount

The proposal is for a detached annex unit which also comprises an integral garage for the use of no. 63 white lee road. It is also proposed to provide the annex with its own separate parking space formed of jail road. As can be seen from the enclosed plans the unit fits in well and does not over dominate its 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. 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 unit will be single storey with the roof space used as additional domestic living/hobbies space. 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

Existing garage and shed to be removed, drive ways and parking spaces will have a tarmac finish to match the existing. 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

Situated in a popular residential area the new build will take its inspiration from its surroundings, brick walls and a concrete tiled roof are proposed. All window and door frames will be upvc.

### Access

This site will be accessed from the existing entrance onto White lee road with additional parking space provided from jail road. Bins will be left with the bins of no. 63 white lee road on collection day.