

Monday 26 January 2026

Design and Access Statement

Property Ref: Rookby Cottage, Halifax Rd, Dewsbury WF13 2BS

1.00 Introduction

1.01 I am writing in reference to the above property, in support of a Dropped Kerb Planning Application to create vehicular access from Halifax Road.

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 Halifax Road presently hosts a number of large 2-3 storey detached, semi-detached and terraced Victorian properties, with a Masonic Temple to the South and the new West Yorkshire police station to the East of the site.

2.02 The host property is 2 storey, stone building with natural slate roof tiles. This application only seeks to create a dropped kerb entrance to the front of the dwelling in line with other properties on Halifax Road.

2.03 The proposal seeks to create a dropped kerb access to the front of the property in line with many properties along Halifax Road, each with their own access fronting Halifax Road..

3.00 Design & Appearance

3.01 There are no proposed changes to the existing dwelling

3.02 The proposal seeks to create a dropped kerb access from Halifax Road

4.00 Access

4.01 The proposal seeks to create a dropped kerb access fronting Halifax Road, in line with many other properties on Halifax Road. This will create off street parking for the host property avoiding adding to the parking issues to nearby streets.

5.00 Conclusion

5.01 The proposal seeks to create a dropped kerb access fronting Halifax Road, in line with many other properties on Halifax Road. This will create private off-street parking for the host dwelling

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

5.03 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.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Hasan Dadibhai', written in a cursive style.

Hasan Dadibhai BA (Hons) Dip (Arch) ARB RIBA