

DESIGN AND ACCESS STATEMENT

Proposed Garage Conversion to Office and Utility Room

Property: 7 Wadsworth Court, Cleckheaton, BD19 3UN

Introduction

This statement supports the proposed **conversion of the existing garage into an office and utility room** at the above property.

Proposal

The development involves converting the existing garage into usable internal space to create a **home office and utility room**. Works include removal of the garage door, construction of a new external wall, installation of **rear folding doors**, and internal alterations.

Design

The design will match the existing property in terms of materials and appearance. The proposal will integrate with the existing house and maintain the character of the surrounding residential area.

Access

Access to the property will remain unchanged. The new rooms will be accessed internally from the existing house and will provide improved access to the rear garden through the folding doors.

Conclusion

The proposal is a minor alteration that improves the use of the existing space while maintaining the character of the property and surrounding area.