

**PROPOSED SINGLE STOREY REAR EXTENSION, CONVERSION OF EXISTING  
OUTBUILDINGS INTO HABITABLE SPACE, ALONG WITH ASSOCIATED EXTERNAL AND  
INTERNAL ALTERATIONS**

**TO 55 FOLDINGS ROAD, SCHOLES, CLECKHEATON**

**DESIGN & ACCESS STATEMENT**



**REF: 4286.3A**

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**The site:**

The property is a traditional semi-detached dwelling, in Scholes, approximately one and a half miles west of Cleckheaton town centre. It sits on Foldings Road a relatively quiet estate road, serving a number of residential properties. It sits within an established residential area, in close proximity to the M62 motorway.

**The proposals:**

The property is a modest two bedroom dwelling with a single lounge space and separate kitchen. The proposal is to extend to the rear, which will enable the existing lounge to be split into two, creating an additional sitting room/home office space. The extended space to the rear will form an open plan lounge/kitchen/dining area. The buildings has some detached outbuildings, which are to be converted into insulated, habitable space and linked directly to the main dwelling. This will enable a ground floor toilet/shower room to be provided, along with a small utility space, freeing up space within the main kitchen.



The extension will be constructed in materials generally to match the existing, i.e., render to walls and concrete roof tiles to the rear extension. The existing outbuilding block is linked to that of the neighbouring dwelling, number 57 Folding Road. This currently has a corrugated, shallow pitched roof. The roof over the part of this belonging to number 55, will be raised slightly and have a new flat roof comprising a grey single ply or GRP membrane. This raised roof will not be visible from the front of the property, as it will sit below and be screened by, the existing wall which runs between the two dwellings. New windows will be white UPVC framed double-glazed, to match the existing, whilst the new bi fold doors will be in UPVC or PPC aluminium/metal.



**Drainage:**

There are a number of shared/public drains passing through the rear garden of the property. The applicant has entered into dialogue with Yorkshire Water and has received correspondence confirming that they have no objection to the proposal in principle (details will obviously need to be agreed with Building Control and YW in due course in relating to any new connections, etc). The correspondence received from YW is included as part of the submission.



**Summary:**

In conclusion, it is considered that these alterations will provide excellent additional facilities to this dwelling making it better suited to modern family living. This will be done in a manner, which will sit comfortably alongside the existing and neighbouring buildings and will have negligible impact on any of the surrounding properties.