

DESIGN AND ACCESS STATEMENT

**CHANGE OF USE OF DETACHED ANNEX TO STAND
ALONE DWELLING.**

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain planning permission for the change of use of a detached annex to a dwelling on land off Primrose Lane, Liversedge.

The existing site currently forms a detached annex with associated yard area, the annex was constructed in 2008, the site is flanked by existing housing.

Existing access for emergency and service vehicles is via Primrose Lane 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. With the addition of this development other units will be offered to the area adding to its sustainability in line with current policy.

The site lies within a long established area of housing.

Amount

The proposal is to change the use of the existing one bed annex to a one bed stand alone property with associated parking and garden areas. As can be seen from the enclosed plans the unit fits in well and does not over dominate its surroundings. The plot will have ample garden/amenity space with new parking spaces serving all dwellings. The amenity spaces created will be well maintained and landscaped.

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 proposal will not alter the size or scale of the existing annex building.

Landscaping

The new garden area will comprise grassed and planted areas. Careful choice of shrub planting will ensure low maintenance gardens to avoid areas becoming overgrown and tatty.

Appearance

No change

Access

This site will be accessed from the existing entrance onto Primrose Lane, the access currently serves 2 dwellings and will serve 3 when complete. There will be sufficient parking and turning on site for vehicles to enter and exit the site in forward gears.