1.0 INTRODUCTION

1.1 The host building is a brick and rendered bungalow dating from the second half of the twentieth century.

1.2 The property is not listed nor situated in conservation area.

1.3 Outline planning consent for the construction of a single storey annexe and a detached dwelling was granted approval on 01-10-2025.

1.4 This application seeks reserved matters approval for a two-storey dwelling and a detached domestic annexe.

2.0 ACCESS STATEMENT

2.1 Access, parking and manoeuvring will be consistent with outline consent reference 2024/92353.

3.0 DESIGN STATEMENT

3.1 Context.

The application site is situated on a residential street 3 km southeast of Dewsbury town centre. The area is characterised by housing development dating from the second half of the twentieth century. Rectory Park a green space including mature trees extends from Church Lane to the east.

3.2 Amount.

This application seeks reserved matters approval for a two-storey dwelling and a detached domestic annexe.

3.3 Layout.

The layout of the proposed development is based on the 2025 approval reference 2024/92353.

3.4 Scale.

The scale of the proposed development is consistent with that of the surrounding properties.

3.5 Appearance.

The proposed architectural expression is derived from the host building using sympathetic materials to ensure that a coherent street scene will be preserved.

3.6 **Landscape.**

Landscape treatments will be limited to the reinstatement of disturbed surfaces. Existing boundary treatments will be retained.