
Design & Access Statement

Date: May 2026

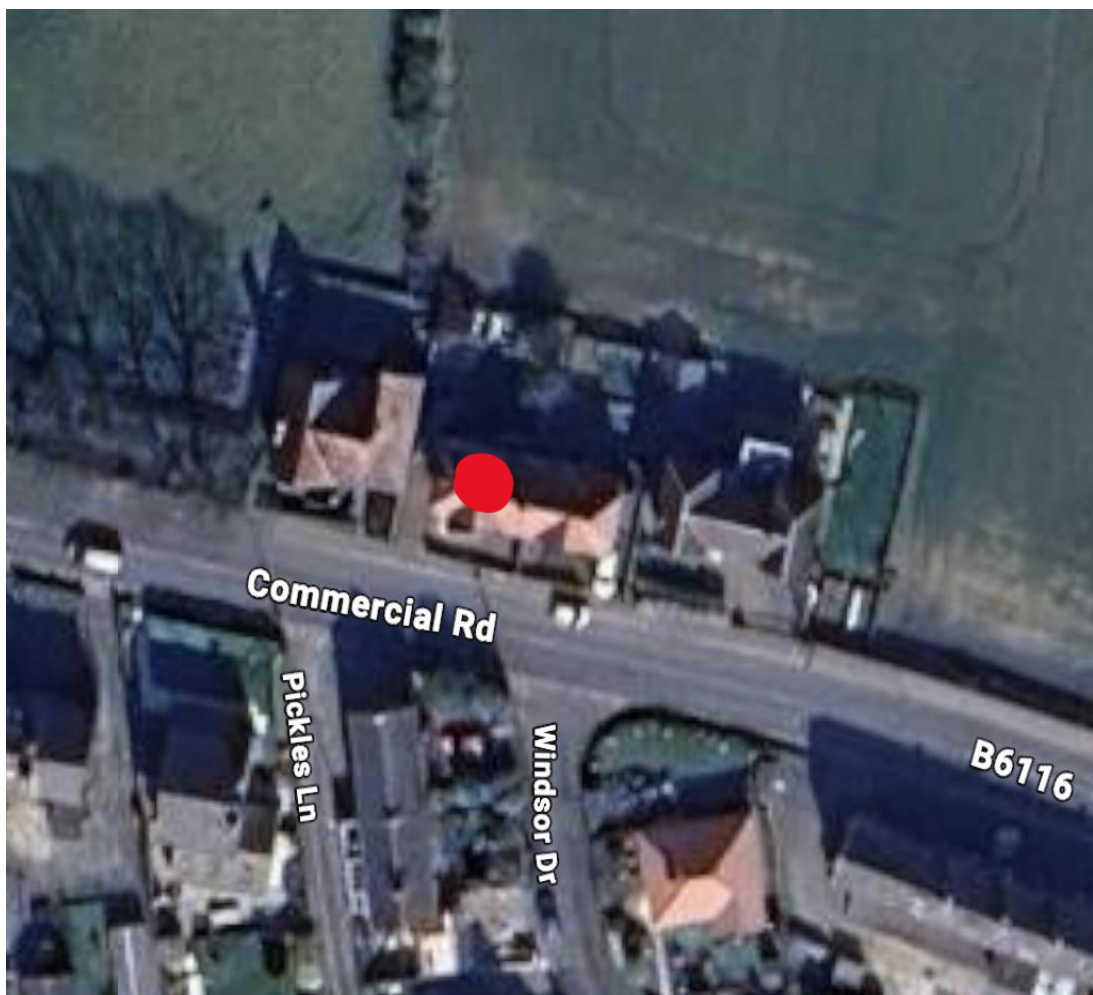
Project: Rear Extension, 157 Commercial Road,
Skelmanthorpe

Project No.: 061



This Statement forms part of the supporting documentation to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.

1. The application is for single storey extension to the rear of 157 Commercial Road in the village of Skelmanthorpe.



2. The property is semi-detached, and this pair are part of a group of four, with detached dwellings to either side.

3. The land falls away to the north of Commercial Road, meaning the dwelling shows as two storey facing the highway (ground and first) and three storey to the rear (lower ground, ground and first). The extension is to the lower ground floor at the rear and overlooks open fields.

No. 157 is two storeys facing the highway:

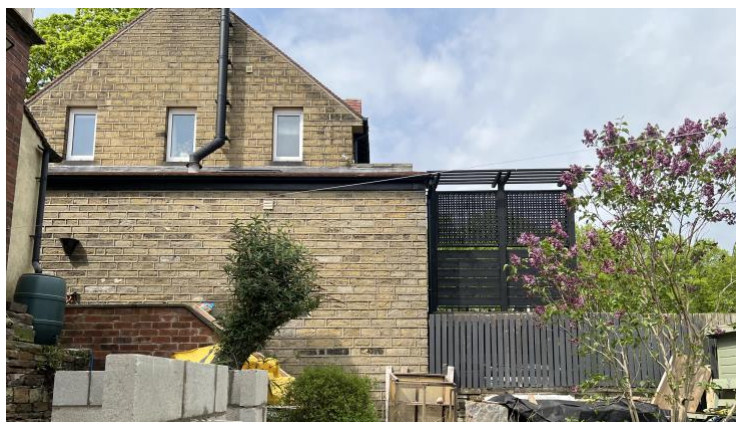


Rear elevation is 3 storeys. Note existing balcony:

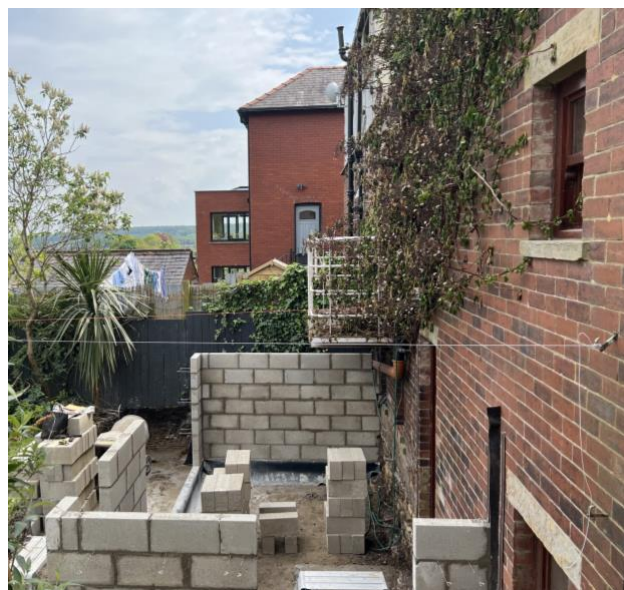


4. The extension is a simple rectangular box, constructed in masonry to match the red brick of the lower part of the existing house.
5. There is an existing small balcony immediately outside French windows to the rear middle floor, giving views over open fields. The applicant wishes to access the flat roof of the extension from these same French windows to maximise the amenity.

Privacy screen to extension to 155 Commercial Road:



Further extensions to the east:



6. Rear extensions have been added by neighbours. The applicant proposes a 1.2m high privacy screen at the side of the extension roof adjacent to 159 Commercial Road (see drawings).
7. The 18sq m extension leaves plenty of rear garden space and neither pedestrian nor vehicular access is affected by the proposal. The extension cannot be seen from any highway or public footpath. The extension provides a better connexion between the indoor and outdoor amenity space of the dwelling.

