

Supporting statement with reference to Planning Permission Application PP-15049635 (67 Albion Road, Dewsbury WF12 0PZ)

67 Albion Road does not currently have any access to the rear of the house / back garden other than through the house (down 2 storeys, as it is a 3 storey building and the entrance is at the top level). This has already caused several difficulties in the 4 months we have been living in the property. Firstly, we have had several trades people decline to provide their services because of the difficulties in getting their equipment to the side or rear of the house e.g. ladders. It would be very difficult for any works requiring machinery of any kind to be undertaken because it is so difficult to get it to the back of the property. We also have difficulties removing waste from the back garden because it all has to be taken through the house. The proposed staircase would eliminate these problems and we don't believe it would impact upon anybody else.

The proposed staircase only has a landing below street level and below the existing level of the driveway. The driveway already overlooks the neighbouring front garden so the proposed stairs would not create any additional vantage point overlooking the neighbouring property. We have also spoken with the neighbour and he is happy with what we have proposed (although we know that he would need to be formally given the opportunity to object to or approve the proposal).

We appreciate your time in reading and considering this supporting statement.

Thanks,

Chris and Hazel Parsons