

DESIGN AND ACCESS STATEMENT

Proposed Single Storey Rear Extension

Disabled Wet Room and Kitchen Extension

Property Address: 85 Chapel Fold Batley WF17 7AX

Applicant:

Mrs Nasim Akhtar

1. Proposal

This application seeks planning permission for a single-storey rear extension to provide a new accessible disabled wet room and an enlarged open-plan kitchen. The extension has been designed to improve the living conditions of the disabled occupant while remaining sympathetic to the existing dwelling. The proposal includes a new disabled wet room and the reconfiguration of the rear of the property to provide a more practical and accessible kitchen layout.

2. Need for the Development

The existing accommodation does not adequately meet the applicant's accessibility requirements. The proposed extension will provide safe and practical facilities to support independent daily living and improve the overall quality of life.

3. Design

The extension has been designed as a simple single-storey addition that complements the existing property. The roof form, external materials and overall appearance have been selected to match the existing dwelling as closely as possible, ensuring the extension integrates with the surrounding area.

4. Scale

The extension is modest in scale and is positioned to the rear of the property. It provides only the additional accommodation required to meet the applicant's accessibility needs and does not result in excessive bulk or massing.

5. Access

The proposal significantly improves accessibility within the property by providing:

- Level access disabled wet room.
- Improved circulation space.
- Enlarged accessible kitchen.
- Safer movement throughout the ground floor.
- Accommodation designed to meet the needs of a disabled occupant.

The proposal promotes inclusive access and enables the applicant to remain living independently within their home.

6. Impact on Neighbours

The extension has been carefully designed to minimise any impact on neighbouring properties. Due to its single-storey design and rear location, it is not considered to cause unacceptable overlooking, overshadowing or loss of privacy.

7. Conclusion

The proposed single-storey rear extension has been designed to provide essential accessible accommodation for a disabled occupant while respecting the character of the existing property and the surrounding area. The proposal is modest in scale, improves accessibility, and is considered to comply with the relevant planning policies. Approval of this application is therefore respectfully requested.