Design and Access Statement

For

5 GROSVENOR STREET, SAVILE TOWN, DEWSBURY
WF12 9PR
SECOND-STOREY EXTENSION

Date: APR 2022
Revision: Original

1	**INTRODUCTION**
	This Design and Access Statement accompanies a planning application for a second-storey extension to 5 Grosvenor Street, Savile Town, Dewsbury WF12 9PR.
2	**LAYOUT**
	Refer to attached drawings: S01 - Existing Plans and Elevations S02A – Proposed Plans and Elevations S03 – Work Specification The construction of the second-storey extension will allow for much needed bedrooms to a large extended family. An application for a second-storey extension for this property was approved in 2014; Application Ref: 2014/62/90462/E. Furthermore, similar extensions have already been constructed on this and adjoining streets including Nos. 11,12,13 and 15 Grosvenor Street and 7, 13 and 15 Waverley Street.
3	**SCALE**
	The extension will be in keeping with the existing design of the property with pitched roofs.
4	**APPEARANCE**
	The external walls to the second-storey extension will be stonework to the front and brickwork to the sides and rear to match the existing property. The roof to the proposed extension will be clad with Marley plain concrete tiles in Smooth Grey to match the colour of the roof covering to the existing property.
5	**ACCESS**
	The property is accessed and egressed from the front and rear of the property. The existing accesses will be maintained on completion of the works.
6	**CAR PARKING**
	On-street street parking is available to the front and rear of the property. This will be maintained even after the completion of the works. All due care will be given to ensuring the development satisfies the needs of disabled people, embracing good design and ethos that reflects inclusiveness.

7	SUMMARY AND CONCLUSIONS
	The two-storey extension will provide extended bedroom spaces within the property and will be in keeping with the scale, proportion, design and materials of the existing and neighbouring properties. There will be no resulting detriment to the character of the local area or to the amenity of the users. The positioning of the extension will ensure there is minimal intrusion to neighbouring properties. Furthermore, the proposed development will be in accordance with current planning and development requirements in line with the House Extensions and Alteration SPD and Local Plan 2019 and should therefore be permitted.