# Design and Access Statement

## For

**18 SELBOURNE DRIVE, DEWSBURY WF12 9NY**
**PROPOSED SIDE EXTENSION AND OUTBUILDING**

Date: NOVEMBER 2026
Revision: Original

| | |
|---|---|
| **1** | **INTRODUCTION** |
| | This Design and Access Statement accompanies a planning application for a single-storey side extension and outbuilding to No. 18 Selbourne Drive, Dewsbury, West Yorkshire WF12 9NY. |
| **2** | **LAYOUT** |
| | Refer to attached drawings:<br><br>S01 - Existing Plans and Elevations<br>S02A – Proposed Plans and Elevations<br>S03 – Work Specification<br><br>The side extension will provide much needed space to a person with mobility issues, requiring constant care and a ground floor bathroom and bedroom. Refer to attached supporting letters. The side extension will be offset from the side boundary by 800mm and from the front wall by 500mm.<br><br>The outbuilding is to create an outdoor gym. The gym has already been constructed.<br><br>The property is served by large amenity spaces to the rear. |
| **3** | **SCALE** |
| | The extension will be in keeping with the existing design of the property. |
| **4** | **APPEARANCE** |
| | The external walls to the extension will be brickwork to match the existing property. The external walls to the outbuilding will be blockwork with sand/cement rendering.<br><br>The roof to the proposed side extension will be clad with Centurion Low-pitched roof tiles in Slate Grey. The outbuilding will have a flat felted roof. |
| **5** | **ACCESS** |
| | The property is accessed and egressed from the front and side of the property. The existing front access will be maintained. |
| **6** | **CAR PARKING** |
| | Existing on-street parking will be maintained 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 extension and outbuilding will provide extended accessible living spaces and gym facilities within and adjoining 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 the adjoining area.<br><br>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. |