



## DESIGN AND ACCESS STATEMENT

APPLICATION FOR A  
FRONT PORCH AND  
DETACHED CAR PORT

44 PARK LANE,  
WEST BRETTON,  
WF4 4JT.

MR AND MRS C PERKIN

NOVEMBER 2022

i) **BACKGROUND.**

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication "Design and Access Statements".

Planning permission is sought by Mr and Mrs Perkin for a front porch extension and together with a detached car port at 44 Park Lane, West Bretton.

This Design and Access Statement should be read in conjunction with the submitted Planning Support Statement and the Statement of Significance.

a) Site Assessment (see Planning Support Statement).

b) Involvement

In terms of progressing the application, the scheme has involved a Chartered Town Planner and Architectural Technologist.

c) Evaluation.

It is recognised that the site has a number of planning constraints including the sites location within the West Bretton Conservation Area.

As a consequence of the above, it was considered that any proposed development would need to fully address those policy constraints.

In terms of progressing the scheme, it was established that care would need to be taken to ensure any development proposals for the site are appropriate, in the context of relevant policy as follows:-

- (i) The design of any proposals must be appropriate for the site and its setting;  
and
- (ii) The proposal should not harm the character and appearance of the Conservation Area.

It is considered that the above issues are issues are fully addressed in this submission as set out in the Planning Statement and the Statement of Significance submitted with the application.

d) Planning Policies (see Planning Support Statement)

ii) **THE SCHEME**

The proposal seeks planning permission for a front porch extension to the house and a detached car port.

iii) **DESIGN AND ACCESS JUSTIFICATION**

(a) Use, Amount and Layout of Development

The use of the site is wholly residential and is located within a predominately residential area. The proposals seek to provide a porch to the front of the property and a car port within the domestic curtilage of the property.

(b) Scale, Appearance, Landscaping and Access

The proposed alterations have been designed to be sympathetic to the Conservation area and the property. The proposed porch is small in scale and in keeping with other porches in the locality. The car port has been designed to accommodate two car and reflect the scale buildings it surrounds.

In terms of materials the proposed porch is to use timber, stone and glazing with a stone slate roof. The car port is timber framed with a stone slate roof.

Access and landscaping remains as existing however the application is willing to discuss the matter of landscaping.

vi) **OTHER ISSUES.**

It should be noted that proposal raises no other social or economic issues.