CODA Bespoke
70-71 Cornish Place, Cornish Street, Sheffield, S6 3AF

WOODHEAD ROAD

DESIGN STATEMENT

Design Access Statement Prepared By:
CODA Bespoke
70-71 Cornish Place
Cornish Street
Sheffield
S6 3AF

Introduction

This Statement is support the application for certificate of lawful development at Hollow Farm involving a Class A and a Class E alteration.

Site

Hollow Farm,
Woodhead Road,
Grenoside,
S35 7DA,

Permitted Development Criteria

The Proposed Side Extension meets the following criteria meaning it should be granted (Class E):

1. The extension is not on designated land.
2. No more than half the area of land around the "original house" would be covered by additions or other buildings.
3. The extension is not forward of the principal elevation or side elevation fronting a highway.
4. The materials will be similar in appearance to the existing house.
5. The side extension is to be single storey, and the width of the side extension is not greater than half the width of the original house.
6. The side extension has a height of less than four metres
7. The side extension is not within 2m of a boundary

The Proposed Outbuilding meets the following criteria meaning it should be granted (Class E):

1. The outbuilding is not on designated land.
2. The outbuilding is not within the grounds of a listed building.
3. The outbuilding is not forward of the principal elevation.
4. No more than half the area of land around the "original house" would be covered by additions or other buildings.
5. The outbuilding is not a self-contained, living accommodation, and does not have a microwave antenna.
6. The outbuilding is single storey and is less than 3 metres in height from the highest point of ground.
7. The outbuilding is not within 2 metres of the boundary.
8. The outbuilding does not have any balconies, verandas, or raised platforms.