

Planning Statement

Front single and side and rear double storey extension at 134 Church Hill Royston BARNSELEY S71 4AQ

The application property is a two storey 2 bedroomed detached property in Royston. The proposal seeks to add a single storey front extension two storey side extension with rear dormer and two storey rear extension.

The owner wishes to construct the extensions in matching brick with a Marley Modern slate grey roof. The house will then have the benefit of 4 bedrooms.

Doors & windows

The windows are to be white upvc double glazed units.

Boundaries

All boundary walls, & fences are un-affected by the proposals, & will remain as existing. The proposal has no adverse effects on neighbouring residential amenity or property and that of the surrounding area, nor any transport or highway issues.

Design

The applicant is keen to improve the space, quality and thermal efficiency of this property. The proposal will not overlook or adversely impact on adjacent properties.

Use

The use will be domestic and will improve privacy and amenity for the occupants. 3 parking spaces will be retained on the driveway which is in accordance with Council Highways standards.

Amount

The density is very similar to its immediate neighbours. Existing infrastructure would not be compromised. Other properties in the area have extensions and a gable end is prevalent in the area.

Layout

The rear and side space is designated as private amenity space for the dwelling.

Scale

The extension and fenestration is a similar proportion to the existing house.

Landscaping

Grassed area at the rear is to be retained.

Appearance

The extensions will achieve a 13m separation distance as required by the LPA .

Access

Through the front or rear door.

FLOOD RISK

The site is not in an area of flood risk.

S71 4AQ

Go

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main River Line
- Main River Line
- Other national environmental organisations
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Map of S71 4AQ at scale 1:20,000

Other maps Data search Text only version



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