

1 to 3 HALLSWORTH AVENUE, HEMINGFIELD, BARNSELY S73-0QL

**CHANGE OF USE FROM 2NO DWELLING HOUSES TO 1 NO DWELLING HOUSE
INCLUDING MINIAL ELEVATIONAL CHANGES & LOFT CONVERSIONS**

1.INTRODUCTION.

This statement has been prepared to support a planning application for change of use from 2no dwelling houses to 1 no single dwelling.

2.THE SITE

The site is located at 1-3 Hallsworth Avenue, Hemingfield, Barnsley and consists of 2no semi detached houses with extensive gardens to all sides.

No 1 Hallsworth avenue has gated access drive and detached garage. No 3 only has a pedestrian gated access.

The site is surround by residential housing.

3.THE PROPOSAL.

The applicant has owned and resided in no 3 for approximately 15 years and has recently purchased no 1.

Its proposed to convert the existing dwelling to one large dwelling by knocking through the party wall and alteration the ground, first floor & converting the loft as indicated on the proposal drawing.

4. PLANNING HISTORY.

No planning history is shown for either site on the BMBC planning explorer.

5. PARKING.

No change to parking, the existing drive & access will be retained to service the new single dwelling, this will reduce the current no of cars that are parked on the Hallsworth Avenue.

6. DESIGN.

Minimal exterior changes are proposed to doors & windows as shown on the proposal drawings with the intention of making the existing houses look as one dwelling.

The interior plan of the house will provided a single 5 bedroom dwelling with bedroom in the newly converted loft space.

All internal alterations will be undertaken in accordance with the building regulations.

7. Drainage / Flood Risk Assessment

The application site is in a no flood risk area as shown on the Environmental Agency map.

The site is currently connected to the mains drainage system , surface water run off and foul drainage levels and risk of causing flooding else where would not change.

8. SUMMARY

The proposal has impact on the surrounding area, on street parking will be reduced, will not increase ant level of flooding else where and sustainable development.

The LPA should seek to approve the application.