KENNEDY DESIGN LTD

Our Ref: KK/DD/E27-Plan

22nd February 2011

Planning and Transportation Department
BMBC
Westgate Plaza 1
PO Box 604
Barnsley
S70 9FE

Dear Sir

RE: Proposed kitchen extension - 6 Mulberry Close, Goldthorpe
PP Ref: PP-01391442

With reference to the above we enclose for your information and comments a copy of the Design & Access Statement in support of our planning application.

If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely

KEVIN KENNEDY
For and on behalf of Kennedy Design Ltd

Encl

CAVANAGROVE HOUSE, 153 DONCASTER ROAD, GOLDTHORPE, ROTHERHAM, SOUTH YORKSHIRE S63 9JA
TELEPHONE: 01709 896393 FAX: 01709 891334 E-MAIL: info@kdesignuk.com

Design and Access Statement
6 Mulberry Close, Goldthorpe, Rotherham S63 9LB

The site is located on a residential development carried out by Ben Bailey Builders Ltd, completed in the early part of the last decade on the edge of Goldthorpe.

The development is made up of four bedroom detached houses of several designs, constructed from face brickwork under pitched roof, covered with concrete tiles.

The property forms part of a block of four units that front out onto an area of public open space. The road follows a gentle curve, so therefore the properties do not follow a clear straight building line.

The existing dwelling, has in the past been extended to the rear with the addition of a conservatory and dining room extension to the rear of the original double garage. A second extension was then built at first floor to extend the living accommodation over the garage and dining room.

The current proposed works for which planning permission is being sought is to add an extension to the front of the property to increase the size of the kitchen. When designing the extension, careful consideration was given to the location of the extension and the overall effect the works would have on the rest of the extended dwelling and street scene.

The proposed extension will project forward of the original building by 1200mm (measurement taken from front face of garage). The front elevation of the extension will be the same as the original house, in fact it is intended to reuse the existing door and window. The extension will have a mono pitched roof to match the existing roof design that it will replace.

The materials chosen to build the extension will all match existing. The same design details employed in the existing dwelling will be reproduced on the extension. The overall effect on the street scene will be minimal.

The property closest to the extension, 8 Mulberry Close, will suffer no ill effect by the proposed work in our opinion. The layout of that property means that the extension is next to the garage, which itself projects forward of the living accommodation. Thus, even though the proposed extension will project forward of the adjacent property, it will affect no habital accommodation. Any loss of light or shadow effect will fall across the tarmac drive of 8 Mulberry Close.

It is worth noting that both properties face due west, so that once again the proposed extension will not affect the enjoyment of the late evening sun.