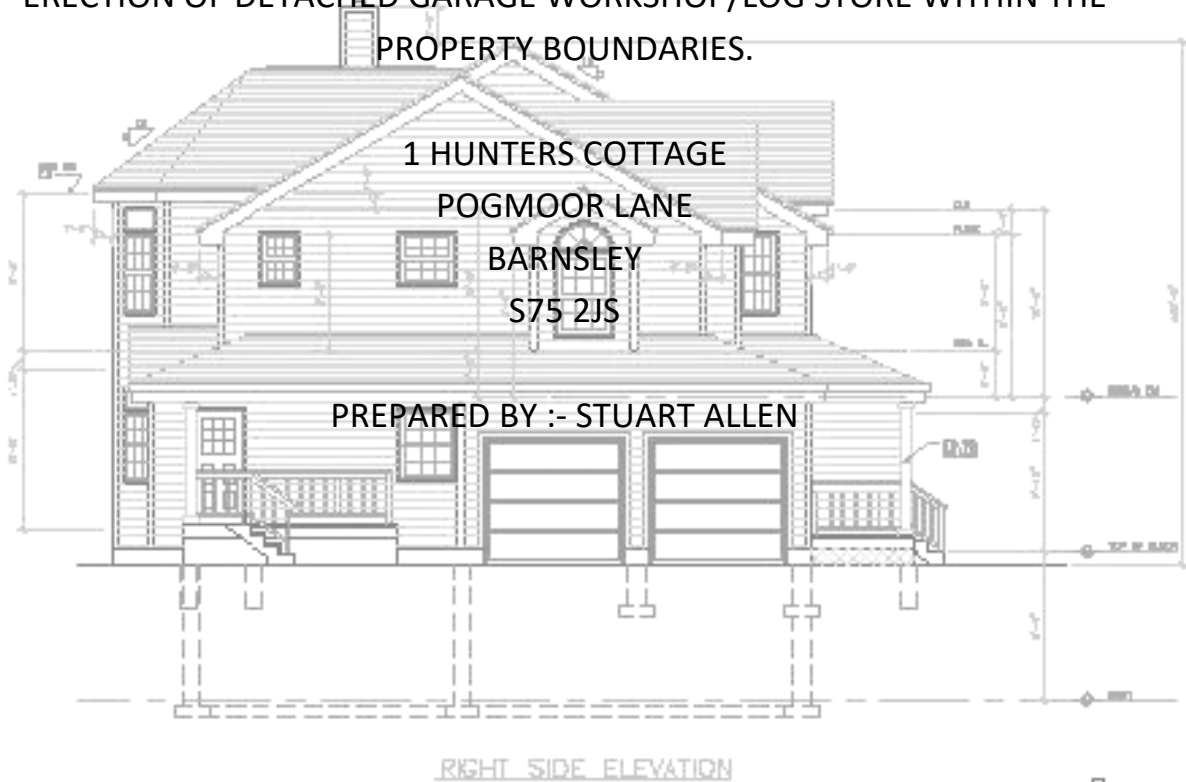
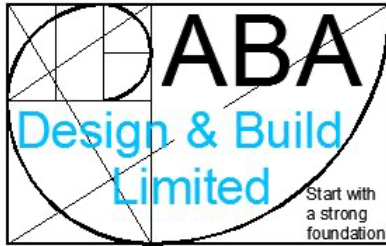


PLANNING STATEMENT

ERECTION OF DETACHED GARAGE WORKSHOP/LOG STORE WITHIN THE PROPERTY BOUNDARIES.



66 Low Grange Road, Thurnscoe, Rotherham, South Yorkshire.
Phone 07966 488928
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Website www.abdesignandbuild.co.uk
Company Registration Number: - 10754054



1.0 INTRODUCTION

This statement has been prepared to support the submission of the application for planning permission for the erection of a detached garage workshop/log store at 1 Hunters Cottage, Pogmoor Lane, Barnsley, S75 2JS.

The existing property and surrounding area are of no specific architectural merit and the proposal has been designed to be in keeping with the character of its setting. The proposal by way of its design and location covered by trees, shrubs and backing on to farmland would not appear out of place within the boundaries of the property. 1 Hunters Cottage is located on a quiet side street with no through road to anywhere which would mean that the proposed project is only visible to a limited number of surrounding properties.

This statement should be read in conjunction with the supporting documents and plans.

2.0 THE PROPOSAL

Planning permission is requested for the erection of a detached garage workshop/log store. The proposed building will provide much needed storage for extra heating fuel for the log burner within the existing house, storage for machinery used as part of the applicants' job and working space for materials used for applicants' job.

Full design details can be found in the supporting documentation submitted to the Local Planning Authority.

3.0 PRE-APPLICATION DISCUSSIONS

Due to the simplistic nature of the proposal, pre application discussions have not been made with the Local Planning Authority. However, it is worth mentioning that the applicant has had discussions with his neighbours showing them sketches of the proposal with no objections.

4.0 PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF). The council's supplementary planning guidance document 'House Extensions and Other Domestic Alterations' is also considered to be of relevance.

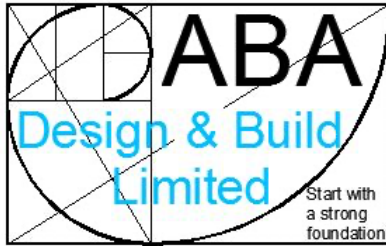
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5.0 ASSESSMENT

Planning permission is requested for a residential outbuilding within the existing dwelling boundary. The proposal would not result in any net gain or loss of residential units. The site is located in a quiet remote side street with no through access to any other roads. The proposal would help the applicant meet the specific needs of their family and working opportunities.

Impact on the character of the area.

The Proposal will have very little or no impact on the character of the area as the materials used are in keeping with the existing and surrounding properties. Also as mentioned before very few residents will be able to see the proposed building.

Impact on living conditions.

Overlooking - The proposed outbuilding has one large opening to the front elevation that faces the driveway of the existing property and would have no impact on neighbouring living conditions.

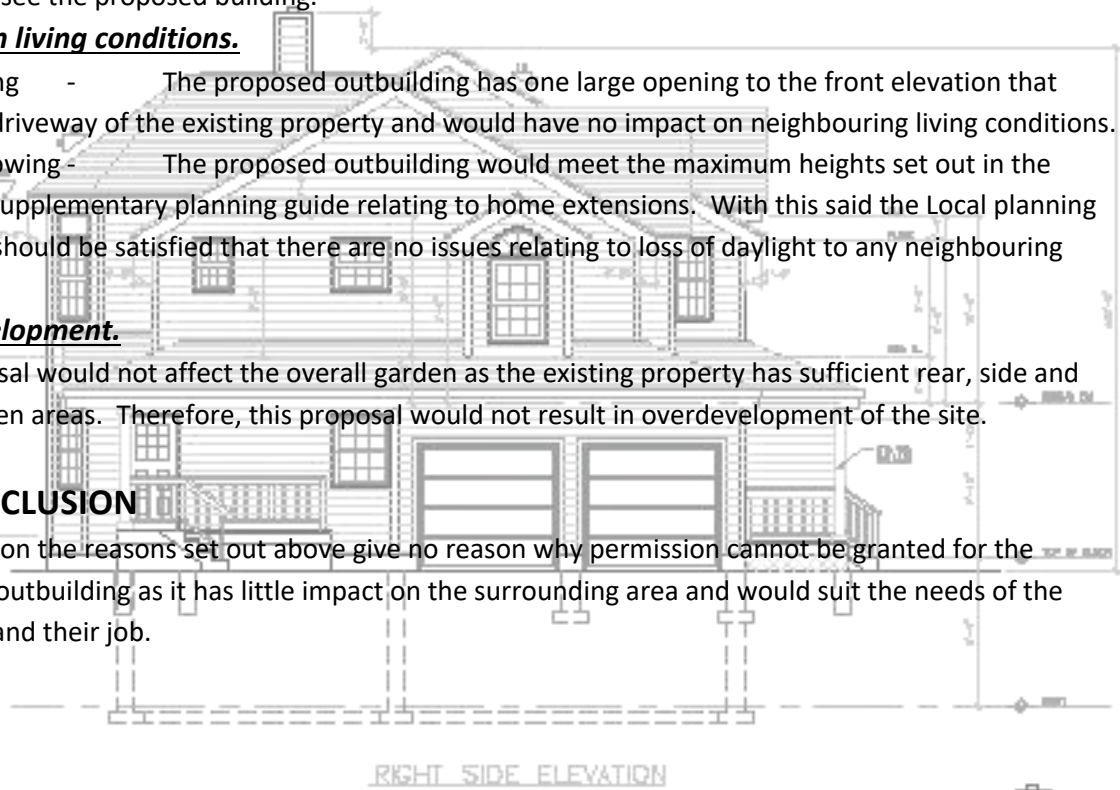
Overshadowing - The proposed outbuilding would meet the maximum heights set out in the Council's supplementary planning guide relating to home extensions. With this said the Local planning authority should be satisfied that there are no issues relating to loss of daylight to any neighbouring dwellings.

Overdevelopment.

The proposal would not affect the overall garden as the existing property has sufficient rear, side and front garden areas. Therefore, this proposal would not result in overdevelopment of the site.

6.0 CONCLUSION

In conclusion the reasons set out above give no reason why permission cannot be granted for the proposed outbuilding as it has little impact on the surrounding area and would suit the needs of the applicant and their job.



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