

Design & Access Statement

Project: Front and rear extensions, 31 Cone Lane, Silkstone Common.

Project No: 123

Date: 10th October 2020



1.0 Introduction:

This statement has been produced to support a householder planning application for a single storey front and rear extension.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no's 123 (0-) 01, 02 & 03.

2.0 Project Location:

The property is located in Silkstone Common on Cone Lane

The site is allocated as Urban fabric on the Local Plan Map. The land to the rear of the site is greenbelt.



Barnsley Local Plan map extract.

3.0 Site History:

An application for 2 storey side extension and single storey rear extension was approved in 2007 - see application no. 2007/1741. The extension was constructed and completed and is included on the as existing drawing.

This application is a resubmission of approved application no. 2020/0080.

Pre application advice.

No pre application advice has been sought for the new extensions.

4.0 Design:

The walling to the front bay will be formed using cut stone to match the existing window and door cills and heads. The roof materials will match the existing. Oak framing has been used to soften the elevations.

To improve the mismatched existing brickwork, the building is to be rendered.

The front bay window and covered entrance has been designed to mask the unpleasant looking window / screen that has been installed to a previous covered entrance. The current screen appears commercial and create an unbalance appearance to the principal elevation. The addition of the lean to structure will provide an improved entrance and balanced elevation with the highest quality materials used.

The existing rear bay window comprise of brickwork to cill level with uPVC windows above and a thin flat roof. A new Oak framed lean-to is proposed to tie in with the new front extension and provide an improved access to / from the garden. The extension is designed to sit below and back from the previous rear extension to reduce the overall visual impact and to reduce the impact on the garden.

Planning policy in relation to design proposals

The following policy is considered to be relevant to the proposed extension.

NPPF Chapter 12 – Achieving well designed places.

There are a number of points raised in chapter 12, the main points considered relevant for this proposal are:

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”***

Barnsley Local Plan – Policy GD1 General Development.

“Proposals for development will be approved if:

There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;.”

Policy D1 High Quality Design and Place Making

“Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

• ***Provide clear and obvious connections to the surrounding street and pedestrian network;"***

•

The points raised above support the design principals and layout.

The extension ties in with the building and surrounding area.

5.0 Access:

Access to and from the dwelling will be improved. The new covered entrance will provide a space to open the door out of the rain. The new rear extension will provide improved access to / from the garden.

6.0 Conclusion:

The proposed extension will result in an enhanced building both aesthetically and practically providing a more usable home for current family needs.

The massing and design of the property has been carefully considered and will achieve a balanced final appearance.

The planning policies have been considered and the design has been developed with these in mind.

The materials used will be in keeping with the existing building and local character.