16th December 2009

27 Salcombe Close, Mapplewell, Barnsley S75 6FG

Planning Statement for a two storey side extension and single storey rear extension to semi detached property

The Area

The site is on a quiet cul de sac, a new housing estate of two storey semi and detached houses on the edge of Mapplewell and New Lodge. Salcombe Close consists of about 40 houses, while the adjacent Beaulieu, Caron, Spey and Tay close's constitute about another 100 homes. All the houses in these developments or of a similar style, using an orange/ yellow brick and dark orange pan tile roofs with white PVCu windows and doors; brick, stone and bay window detailing provides some individuality. Generally all have good sized rear gardens and driveway parking, some with detached garages. There is a singe storey factory unit behind large conifers to the rear of the property.

The Existing

The existing semi detached house provides a large double and a single bedroom, living room, small kitchen and diner, it has a single detached garage and good sized garden and front lawn and a driveway which can accommodate three cars. The house is in character with the rest of the street, being two storeys in an orange/ yellow brick with artificial stone quoins to the front corner, dark orange pan tile roof, white PVCu doors and windows and an overhanging first floor feature window to the main bedroom.

There is a proposed one and two storey extension to the neighbouring semi, which has recently been approved; there are also several similar extensions along the street. The extensions are all set back from the front elevation and use matching materials and detailing.

The Proposal

The proposal is for an additional two double bedrooms, large living space and extended kitchen to accommodate there expanding family, currently one child with another expected any day. This will be achieved with demolition of the existing garage and a two storey side extension and small single storey rear extension giving approximately 45sqm additional floor area. Demolition of the garage creates ample room for this extension and the distance and angle of the adjacent property means no daylight or overlooking issues are created. The extension will be set 1m back from the front elevation to allow the main building to read and will project 1.8m beyond the rear elevation, the use of a gable to the rear allows the ridge line to remain lower than the main house. All materials will match the existing and there will be art stone quoins to the front corner to tie in with the main building. Windows are to the front and rear elevations only ,which avoids overlooking of neighbouring properties.

Access

No alterations to highway access are proposed. The garage is currently used for storage and there is ample parking for 3 cars on the driveway so there is no loss of parking provision, no works are proposed to the driveway or gardens or boundary fence except making good after construction. There is no alteration proposed to the entrance into the house but all works will be in accordance with part M of the building regulations.

Conclusion

The proposal is in keeping with the character of the area, it is subservient to the main house, does not affect the amenity of neighbours; there are also several other examples of similar sized and styled extensions along the street, as such the proposal meets all relevant planning policies.