Planning Statement

Project : Proposed Detached Garage with First Floor Gym Accomodation

Site Address : 2 Tinglebrige Avenue,
Hemingfield,
Barnsley,
South Yorkshire.
S73 0NS

Date : August 2011

1. 0 Introduction

The proposed works consist of the construction of a new 1 Detached garage with first floor gym accommodation.

2.0 Site Description

The site is in a residential area. The main frontage west facing to a public highway, where the proposed detached garage is visible at the rear of the site.

3.0 Proposals

In arriving at the current proposals, significant thought has been given to minimising the impact upon main street frontage. Building materials have been chosen that match the existing property to form a style that reflects adjacent properties in the immediate area.

The works will include the demolition of the existing side extension. The new extension will have a footplate of 32.3m^2, with the design in line with guidelines as set out in SPG4 (May 2003).

4.0 Impact on Neighbours

It is not seen that the proposals will have an adverse impact upon the outlook of adjoining properties.

5.0 Parking

The property currently has off road provision for over 4no. vehicles. The existing vehicle entrance will be retained.