

Design and Access Statement

Proposed erection of a single storey extension to side of existing semi detached dwelling to form a Utility Room and Kitchen

**13 Melton Avenue
Goldthorpe
Rotherham
S63 9DQ**

The site is located on Melton Avenue which is a small development of inter-war semi detached houses located south of the town centre at the rear of a public house and small office development that front onto High Street. The surrounding area is a mixture of residential units, some small local shops and as noted above a small office building, which is currently used by local government.

The works for which planning permission is been requested is:

The erection of a single storey extension to house a Utility Room and larger Kitchen.

The proposed extension is small is scale, single storey and set back at both front and rear by 225mm to form a natural brake between the new and existing. The design is sympathetic to the original dwelling using the same materials and following the original roofline. The proposed works will have no effect on parking on site or in anyway reduce the garden space for this property. The effect when viewed from either the front or rear will be minimal.

The proposed works would have no effect on local infrastructure such as roads, schools etc.

No landscaping works are proposed as part of this project.