

10 January 2016

DESIGN & ACCESS STATEMENT

MR & MRS WALTERS

PROPOSED TWO STOREY EXTENSION

33 DON STREET
PENISTONE,
BARNESLEY,
S36 6HA.

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1. INTRODUCTION

1.1 This statement applies to the proposed two storey extension to the dwelling at 33 Don Street, Penistone, Barnsley, S36 6HA.

1.2 This design access statement is in support of the other application documents comprising of the following;

The planning application forms duly completed and signed.

The appropriate Certificate of ownership and Agricultural Holdings Certificate .
duly complete and signed.

Copies of the application drawings as follows;

Copies of the site location plan showing the application site in red at 1:1250 scale.

Copies of drawing HH/PB/01 showing the existing ground floor plan at 1:50 scale, existing elevations at 1:100 scale and existing site layout at 1:200 scale.

Copies of drawing HH/PB/02 showing the proposed ground floor plan and roof plan at 1:50 scale, proposed elevations at 1:100 scale and proposed site layout at 1:200 scale.

The appropriate application fee of £172

2. THE SITE AND SURROUNDING AREA

2.1 The application relates to a dwelling house at 33 Don Street. The overall site is rectangular in shape and is approximately 256.sq.m. / 0.025 hectares in size. The applicant currently lives at the application site.

2.2 The existing house is a natural stone and brickwork faced end terrace with mature gardens to front and rear.

2.3 In terms of immediate site context the dwelling is at the south west end of a row of seven terraced houses. The dwelling has no other neighboring properties within close proximity to the site. Closest property being 30 Don Street which is 13.2m away from the dwelling on the opposite side of Don Street.

3. DESIGN OF DEVELOPMENT

3.1 The proposed extension design has been chosen to match the style of the existing property as much as possible and has been subject to consultation with Barnsley planning department prior to the application being submitted.

3.2 Pre-planning application advice was given from Rachael Roddis, Planning Officer of Development Management Barnsley Council on the 13th August 2015 for the design of the proposed extension. Under reference: 2015/ENQ/00598.

3.3 Two different options were proposed for Rachael's comment and option 2 was preferred. The proposed drawings enclosed reflect the comments and suggestions made during the pre-planning application.

3.4 It was discussed that the proposed extension is slightly over the two thirds width of the original dwelling, set out in planning guidance notes. However it is only minimally over and with a reduction in the line of the frontage and rear of over 300mm Rachael did not feel this would be an issue due to the original dwelling remaining the dominant feature. Rachael Roddis e-mail comments attached to rear of the document.

3.5 The building contractor has been chosen on reputation and can deliver a high standard of workmanship. The proposed facing stone to South East and South West elevations will match existing as much as possible in appearance and with a pitched face. The stone coursing will be ordered pre cut from the quarry to match existing reducing courses of the existing dwelling. Natural stone lintels and cills will also match existing in size and type. Brickwork to North West elevation type and coursing will also match existing. Proposed windows will match existing generally, white Upvc residential type.

3.6 The vehicle access is to the front of the dwelling via Don Street. This access is to remain as existing.

3.7 The positioning of the extension has taken into account the rights of pedestrian access within the application boundary. None of the existing access routes will be blocked by the extension at any time.

3.8 All existing boundary fences and walls are to be retained.

3.9 Generally the new proposal aims to create an extension that fits appropriately with the residential appearance of the area with materials and workmanship that matches the existing properties as much as possible.

4. ACCESS STATEMENT

4.1 The design of the development has been undertaken to comply with the appropriate guidance contained within Approved Document M 2004 Access to and use of Buildings. The access statement has been prepared to indicate in what respects the ADM was considered appropriate.

4.2 People will generally travel to the site by car (including taxis) public transport, bicycle or by foot.

4.3 The majority of the external works to the development will be as existing. Some regrading of the existing external works adjacent to the extension may be required. Any regrading is to be as sympathetic to disabled traffic as possible given the existing level constraints. All new gradients will not be steeper than 1:20 as the site is reasonably level.

4.4 The existing entrance doors will be retained to the front and rear. Proposed side access door to the extension is 910mm (structural opening) wide and will therefore provide a minimum effective clear opening width of 775mm in accordance with ADM Table 2.

4.5 New switches, sockets, outlets and controls are to be provided in accordance with ADM Section 4.3.

Email from Rachael Roddis to Ben Walters 13/08/2015 :
Regarding Ref 2015/ENQ/00598

Dear Mr Walters

Thank you for the submission of your Householder Enquiry Form for the above property, I can confirm that the two storey side extension would require planning permission as the enlarged part of the dwelling would extend beyond a wall forming a side elevation and would have more than one storey.

Form the plans submitted Option 2 would be the preferred option of the authority, it is acknowledged that the width of the extension fails to comply Supplementary Planning Guidance in that the width of the extension exceeds more than two thirds the width of the original dwelling, however in this instance it is only minimally and in my opinion not sufficient to warrant refusal of an application which is otherwise subservient and ensures the original dwelling remains the dominant feature.

It is considered that Option 1 would not be supported due to the inclusion of the combination wall/roof lights; there are none of this style of window located within the street scene and as such would not be supported. The removal of this window would then either result in an expanse of brickwork above the ground floor window or one which would not match the fenestration of the original dwelling.

Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application.

If you require any further information please contact Laura Biiby who is one of the planning officers who covers the Penistone area and is aware of your proposal

Regards

Rachael Roddis

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