



7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

Mobile: 07591 206 852

Email: admin@dk-designs.co.uk

VAT Registration No: 242008451

Company Registration No: 09668503

DESIGN & ACCESS / HERITAGE STATEMENT

1 Carr Head Lane
Howbrook
S35 7HG



10 March 2020





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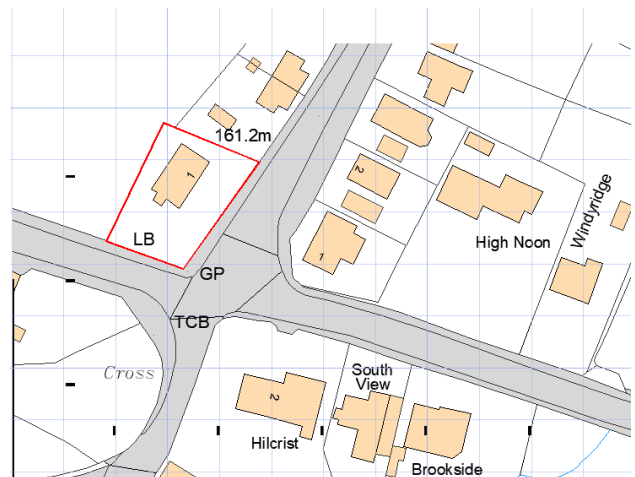
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1. Proposed Site

- 1.1 1 Carr Head Road is a single storey detached, 3 bedroomed residential property with flat roofgarage to side.
- 1.2 Current property footprint – 118 m²
Total with Proposed additional footprint – 158 m²
- 1.3 The site is situated on off Hollinberry Lane, Howbrook, governed by Barnsley Metropolitan Borough Council, the Local Parish Council is Wortley.
- 1.4 1 Carr Head Road, is not a listed building, lies outside Conservation area. Situated on Greenbelt land.
- 1.5 This residential development was constructed circa 1960's
- 1.6 We consider the site to be in an already developed residential area, with various extensions / alterations added to properties surrounding.

More recent a nearby development of x4 no detached dwellings nearing completion, shaded red below.

Approval Ref 2018/0041 01.02.2018.





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2. Design

- 2.1 The property is constructed of brick & stone exterior, with concrete tiled roof, white upvc windows & doors. The proposed development roof height is not to exceed the current height of the existing property.
- 2.2 Grassed gardens surround the frontage of the property with various hedge/bush/trees to landscape. New patio area to the side of the property.
- 2.3 By adding high quality render & cladding to the external will give this property more of a symmetrical look. Transforming the character & enhancing the appearance significantly, giving more attractiveness of curb appeal than as currently stands.

Please see separate material specification document for materials to be proposed.
All materials to be in keeping & sympathetic to the Local Area.

3 Proposed Use

- 3.1 The property is a residential dwelling & will be extended to provide a more suitable living area internally.
- 3.2 Internally, the aim is to create a larger kitchen/dining living area. Externally, to the front an oak canopy & we propose to make the driveway wider to accommodate another vehicle.

4 Access

- 4.1 Access to the property will remain unchanged.

5 Ecology

- 5.1 Upon a visual inspection there is no evidence of bats roosting or any other protected species within the property boundary, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted.
- 5.3 To our knowledge, there are no TPO trees within the boundary of this property. Again, should this not be the case, all works shall be stopped immediately. A specialist will be consulted.



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6 Photos

Property front / side





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Opposite 1 Carr Head Road



View down Carr Head Road, towards Hollingberry Lane





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From Hollingberry Lane to 1 Carr Head Road



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Mix of materials of neighbouring properties

Brick – Render – Stone



New build development off Hollingberry Lane



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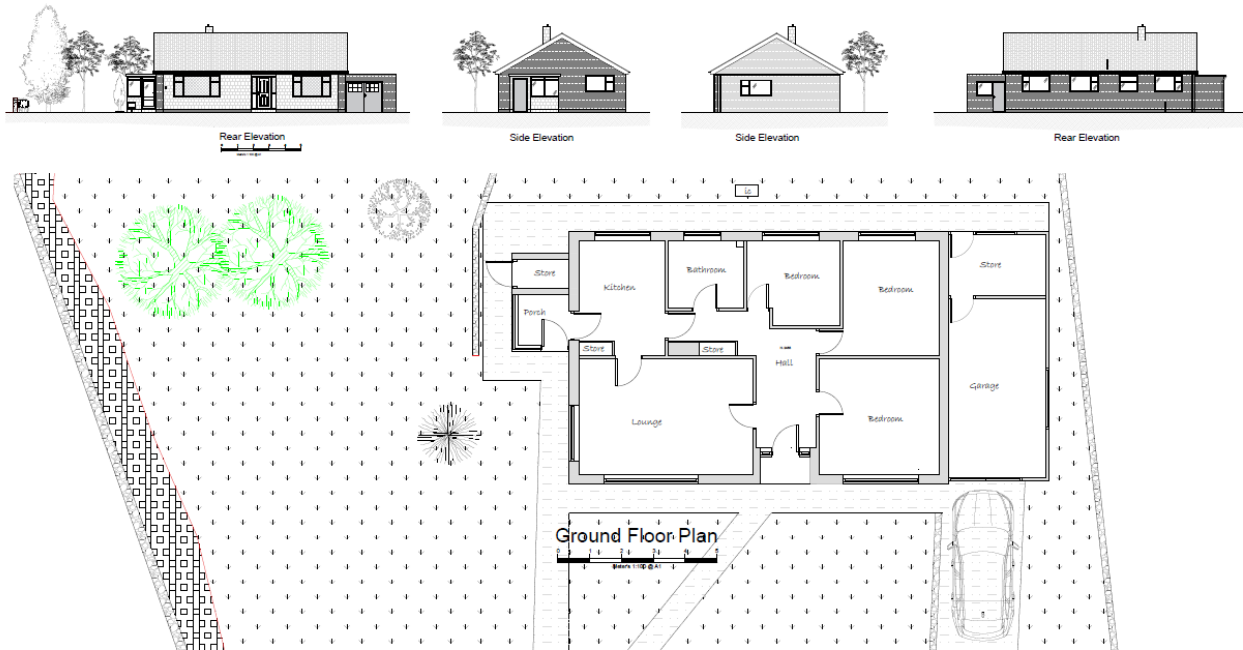
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Existing Plan.



Proposed Plan.





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7 Conclusion

The proposed extensions to the side has been designed sympathetically with the neighbouring properties in mind, we do not see this will cause any privacy issues to the neighbouring properties.

We therefore ask the Local Authority to consider this document in support & grant this application.

