

PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
@
2 WARWICK ROAD
MONK BRETTON
BARNSELY
S71 2NN



Existing highway view from Clarence Road

USE

The existing property is domestic dwelling over two levels. On the ground floor there is a lounge, dining room and kitchen with an entrance hallway giving access to the stairs. Externally there is a single storey garage with a store to the rear. On the first floor there are 3no bedrooms and a family bathroom. The proposal is to extend the existing property to the side on both floors and to the ground floor at the rear. The proposal is to create space of a large family kitchen space and dining room, children's playroom, wc, utility room and a garage / store to the ground floor, and to the first floor a master bedroom with en-suite.

AMOUNT

The proposal is for a two storey side extension and ground floor single storey rear extension to the property. These extensions will increase the building footprint on ground floor by 31.1sqm and on first floor by 23.8sqm.

LAYOUT

The layout of the property has been designed to tie in with the existing use, with family living space on the ground floor and bedroom space to the first floor. All typical family rooms such as the kitchen, dining room and lounge are to be located to the ground floor along with a new playroom, wc and utility room. The proposed garage / store is located with access off the drive to the front of the property. A small extension to the front will allow for a larger entrance hall to be created providing access through the property. At first floor the proposed extension will tie into the existing property via a landing which will provide access to the proposed master bedroom with en-suite at the top of the stairs. This landing will separate the proposal from the existing property.



Existing rear view from Warwick Road.

SCALE

The scale of the proposal is in keeping with the existing property. The extensions have been designed to tie into the existing dwelling and not create an overpowering or unattractive outlook on the highway or neighboring properties. All windows, doors and features have been designed to match the existing property where possible. All roof pitches are to mirror that of the existing property, and these are to tie into the existing eaves and ridge heights.

LANDSCAPING

The proposal includes retaining the existing drive to the front of the dwelling. To the rear a new patio, level with the finished ground floor level will be constructed to allow for ease of access from the dining room out into the garden space.

APPEARANCE AND ACCESS

All features and proportions have been designed to be in keeping with the existing property to reduce the impact of the proposal on the surrounding area. The proposal is for a new rendered extension to ground and first floor which has been designed to tie in with the render panel that will replace the vertical tiles to the front of the existing property. The choice of using render as the main wall finish to the extensions and to the feature panel of the existing property has been done to allow for both the existing property and new extensions to tie in with each other while allowing the existing property to remain readable, relating it to the existing street scene and neighboring properties. This is further reinforced by setting back the first floor extension reducing the visual impact of the proposals size. All roof tiles are to match the existing property and all windows are to match across the entire proposal. To the rear of the first floor the proposed bathroom window is to be obscured to protect the privacy of both the dwelling occupiers and the neighboring property of which the proposal will face.

A new proposed entrance hall accessed from the driveway is proposed to provide a route through the dwelling allowing access to the lounge, kitchen diner, wc, garage / store and to the stairs. At first floor level a new landing will provide level access to the existing side of the property where 3no bedrooms and a family bathroom are to be retained, as well as through to the new first floor extension master bedroom with en-suite. To the rear bi-fold doors are proposed to provide level threshold access onto a new patio area with steps down into the existing garden.