DK DESIGNS
FUTURE PROJECTS TODAY

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

Mobile: 07591 206 852 **Email: designs@dk-designs.co.uk**

VAT Registration No: 242008451 Company Registration No: 09668503

DESIGN & ACCESS STATEMENT

Proposed side extension to:

71 Billingley Drive, Thurnscoe, Rotherham

10 September 2019

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Sheffield City Council
BARNSLEY Metropolitan Borough Council
Rotherham Metropolitan Borough Council Where Everyone Matters
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1 Site Description

The site is situated in a residential area of Thurnscoe, Rotherham, this is defined as residential policy area.

The street is characterised by red brick semi detached dwelling houses with off-street parking. Although there is a consistency of property age, character, style and use of materials the properties do vary through several different extensions and modifications.

2 Planning History

The property currently benefits an existing planning consent as follows:

APPLICATION NO. 2019/0817 - Two storey side extension to dwelling.

BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/0817

To DK Designs Ltd
7a Haywood House
Hydra Business Park
Nether Lane
Sheffield
S35 9ZX

DESCRIPTION Two storey side extension to dwelling

LOCATION 71 Billingley Drive, Thurnscoe, Rotherham, S63 0QE

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 16 July 2019 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan No.
- Existing and Proposed Plan - 2019-050 - Rev A

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3 The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

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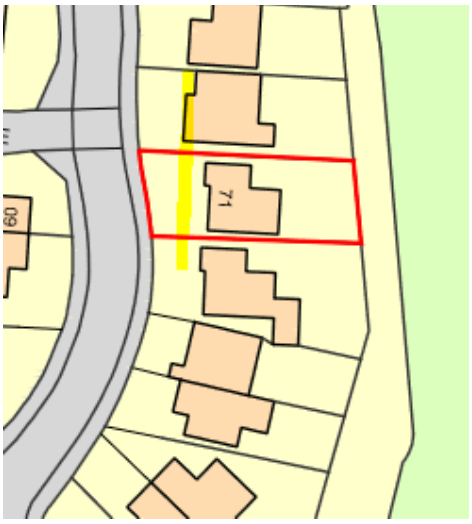
VAT Registration No: 242008451 Company Registration No: 09668503

3 Design

This application seeks consent for the erection of a two-storey side extension.

The side extension extends over the existing garage which project forward of the principle elevation at ground floor level.

The neighbouring property is set forward of the application property and therefore the proposed inline first floor extension with the frontage of the existing house would not create a terrace effect.





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Likewise, windows for rooms on the first floor of the side extension, (the bathroom and dressing room) are to the front and back elevations so as to avoid overlooking.
There are similar extension designs elsewhere on the street as shown on the photos below.

The external materials and finishes used shall match the existing property in accordance with policy Unitary Development Plan.
The design features and the materials used will be in keeping with the street scene.

4 Proposed Use

The proposed extension will provide an open plan kitchen/dining/living room to the ground floor as well an additional bedroom and dressing and ensuite at first floor.

5 Access

Access to the property will remain unchanged.

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6 Photos

Existing Front



Existing Rear of the Garage



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Properties across the street with similar side extension: (with no step back).





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7 Conclusion

The property already benefits planning consent for a side extension and this proposal seeks permission for an inline frontage side extension.

The design has taken into consideration the relation of these features to each other and to the existing property in order to create a cohesive living space. The internal layouts have been designed to meet the family's requirements for more space.

The proposed extensions will be in keeping with the existing property and the current street scene through the style and used of matching materials.

Properties with very similar extensions and modifications are to be found in close proximity.

The proposed extensions are fully in keeping with the character of the area and are sensitively designed in accordance with local policy, we therefore ask the Local Authority to support & grant this application.

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