

## Planning Statement

Land at 36 Bloomhouse Lane, Darton, BARNSELY

Demolition of garages and erection of domestic annexe within domestic curtilage



*IMAGE SHOWS MAIN HOUSE TO THE LEFT, GARAGE BLOCK IS TO THE RIGHT*

### Background

The applicant wishes to apply for a Certificate of Lawful Development for the erection of an annexe to enable multi-generational living.

This will comprise a detached 1 bed single storey annexe containing 3 rooms and ridge under 4m in height. We assume that this option falls within Householder Permitted Development rights.

### Principle of development

The principle of development should therefore be acceptable subject to meeting other policies in relation to the character of the area, highway safety and residential amenity.

### Scale/Character

Design is detached and is an annexe to the host dwelling and the host dwelling and annexe have use of shared amenity space.

### Impact on neighbouring properties/land use

The design is not dominant and will not cause overshadowing of adjacent properties.



The building will be located where the 2 garages are currently located.

## Access Issues

Access to the site is to continue through the existing driveway and will be shared with the host dwelling, and there will be 3 curtilage car parking spaces. It is considered that the access and parking proposed is adequate.

## Policy

In section 6 of the NPFF Local Planning Authorities are urged to respond to the nationwide shortage of housing by 'delivering a wide choice of high quality homes'. This proposal meets this policy by providing accommodation for people seeking accommodation for multi-generational living in an established residential location. Additionally it is accommodation of quality that meets the design guidance as laid out in CABE Housing Space Standards.

There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.

**J Murray MCIQB**

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