



3 BRIAR GROVE

DESIGN & ACCESS STATEMENT

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INTRODUCTION

This Design and Access Statement has been written on behalf of the applicant by Chris Hill Architects, to support a Householder Planning Application for a two storey rear extension to a detached house.

The property is located at 3 Briar Grove, Penistone. The proposals for this application should be read in conjunction with the drawings which form part of this application. The proposed extension has been designed to comply with all building regulations, and to maintain or access into to the dwelling.

THE SITE & PROPERTY

Briar Grove is a residential street, located on the rural fringe of Penistone and forming part of a neighbourhood built in the 1990's application ref: B/93/1520/PU. The property is a traditionally built detached house, with pitched roofs, a single storey attached garage, and generous front and back garden.

The property is an owner occupied single family dwelling comprising 3 bedrooms (Class C3).

Since the original construction of the houses on Briar Grove, no further planning applications are associated with this property. A number of other houses on the street have been altered and extended in recent years, including:

- 9 Briar Grove (ref: 2015/0024) - Erection of two storey side extension. Approved 19/02/2015.

- 14 Briar Grove (ref: 2020/1271) - Erection of extensions to front, rear, and side and alterations to dwelling. Approved 22/01/2021.
- 2 Briar Grove (ref: 2020/0078) - Erection of two storey and 1st floor side extension and rear single storey extension to dwelling. Approved 06/03/2020.
- 34 Salters Way (ref: 2023/0460) - Demolition of conservatory and detached garage and erection of two storey side extension and single storey rear extension with raised patio. Approved 21/08/2023.
- 30 Salters Way (ref: 2008/0118) - Erection of a 2 storey rear extension to dwelling. Approved 28/03/2008.

The site is not located in a Conservation Area, nor near to any Listed Buildings, not located within Green Belt land and no Tree Preservation Orders exist on the site. The property is not, nor is planned to be, used as a HMO (Class C4). The property is not located in or near a flood risk zone.



Figure 01: Front elevation as viewed from Briar Grove, the proposed extension would not be visible from this viewpoint, and no other changes are proposed to the front elevation.

DESIGN

The design objectives are to:

- Create an additional bedroom for the benefit of the family occupying the house.
- Increase the size, and improve the layout of the kitchen / diner to provide more space for family activities.
- Provide a study / home office to facilitate working from home.

The proposed extension is two storey and would not extend more than 3 meters from the existing rear elevation, and be not more than 0.5m beyond the rear elevation of the single storey garage, which is set back from main house.

The habitable rooms that would be created to the rear of the property will be circa 22m from the rear elevation of the opposing property (the detached house on 30 Salters Way). We note that the house at 30 Salters Way has been recently extended (ref: 2008/0118) by more than 4 meters to the rear. The proposals for 3 Briar Grove are deliberately smaller (3 meters from rear elevation) to maintain a 21m notional separation between dwellings as noted in section 6.5 of the Barnsley Supplementary Planning Document for House extensions and other domestic alterations. The proposed rear elevation is set slightly forward from the garage rear elevation to allow for a tidy detail where the fascia of garage roof will abut the proposed extension.

The proposed external walls are to be constructed in a matching buff coloured facing brick. It may not be possible to source an exact match for the brickwork originally used on the property, so any existing bricks that can be recovered from the external walls (where new openings are proposed) the existing bricks will be mixed with a new brick that is as close match to the original to blend the new walls into the property.

Windows and doors to be proposed are all to match the existing windows and doors, which are to be retained on the front elevation. No windows are proposed on the side elevations where they might overlook neighbouring gardens. An external door is proposed to the new utility room on the side elevation, any glazing within this door would be fitted with obscure glass.

The proposed roof is to be pitched, finished with matching concrete tiles, and forms a gable end on the rear elevation. The ridge of the proposed roof is not higher than the existing roof, and the eaves level is also to match the existing to allow the gutters to be joined into the existing.

The floor levels are to remain unchanged, and the external levels would be unaffected by the extension.

The changes to the internal layout affect the existing garage. Presently the garage is used as a store, and measures less than 2.5m in width, making it difficult to use as a parking space. The property is already served by 2 no. off-street parking spaces in the front garden, so we do not consider a parking space to have been lost as a result of these proposals. The remaining garage space would continue to be used for storing bicycles etc.

In relation to the neighbouring properties, the proposals do not extend further back than the existing rear elevation of 5 Briar Grove.

The existing back garden is well proportioned and would only be reduced in area by less than 13%.

ACCESS

Access to the main entrance door and within the dwelling is to remain unchanged. A new entrance door to the side elevation would require a small step to gain access, but the dwelling does currently afford level access and it would be difficult to implement this. To the rear elevation, the new doors into the kitchen would also feature a small step, similar to the existing arrangement.