



Proposed rear extension to form garden room

284 Sackup Lane, Staincross. Barnsley

Planning Statement

This householder application seeks permission construct a rear extension to form garden room with the approx. overall dimensions of 4.9 x 4.0m.

The extension will be fully glazed on the gable end (looking towards the garden) with a bespoke aluminium curtain wall.

The curtain wall will incorporate a bi-fold door. It is anticipated that the curtain wall and bi-fold door will be provided by Express Bi-Folding Doors Ltd of Garforth in Leeds.

There will be a matching aluminium window to the side elevation (of the extension) and the roof will be fitted with 4Nr rooflights in order increase natural light in to the extension and existing dwelling.

1Nr opening will be formed in the existing external wall to allow access into the extension and 1Nr opening will be formed in existing internal wall between the dining area and bed 2. This will give an open plan feel to the dwelling and maximise gain of natural light.

There will be no impact on the existing parking provision within the site.

The fabric of the extension will be constructed from the same / matching facing materials as the existing dwelling and has been designed to blend in with and enhance the existing dwelling.