

Design and access statement for detached garage block at land at plot 2, 22b Hunningley Close Stairfoot Barnsley S70 3DP

The application property is a detached bungalow, situated in a cul de sac..

The site has benefited from previously being granted planning consent to put a detached single garage in the grounds.

The owner wishes to amend this design and create a single garage with a single parking space in front which will be sufficient for the approved 3 bedroomed bungalow.

The garage will have a utility room at ground floor and a gym with shower at first floor.

Doors & windows will be white UPVC. Access to the property is unchanged from that agreed at planning. The proposal has no adverse effects on neighbouring residential amenity or property and that of the surrounding area, nor any transport or highway issues.

Design

The applicant is keen to improve the quality of this property by adding a utility room and gymnasium to the garage. There will be above standard detailing at doors and windows. The proposed garage block is unobtrusive in its appearance.

Use

The site will provide a three bedroomed single family home for the applicant and also afford security within the site for his vehicles.

Amount

The density is very similar to its immediate neighbours on all sides. Existing infrastructure would not be compromised. There will be no changes to the existing vehicular access.

Layout

The rear and side space is designated as private amenity space for the dwelling.

Scale

The extensions are the same mass and proportion as the existing house. Human scale is achieved by the fenestration.

Landscaping

No changes.

Appearance

The extensions will achieve the 21m separation distances as required by the LPA and the height will be in keeping with surrounding properties. Stone cill detailing will result in an above standard appearance and will match into neighbouring properties.