BA

Design & Access Statement

Project: Single storey side and rear extensions – 7 Tollbar Close, Oxspring.

Project No: 070

Date: 20th November 2019



Bamford Architectural Ltd.
T 07725022034
E enquiry@bamfordarchitectural.co.uk

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1.0 Introduction:

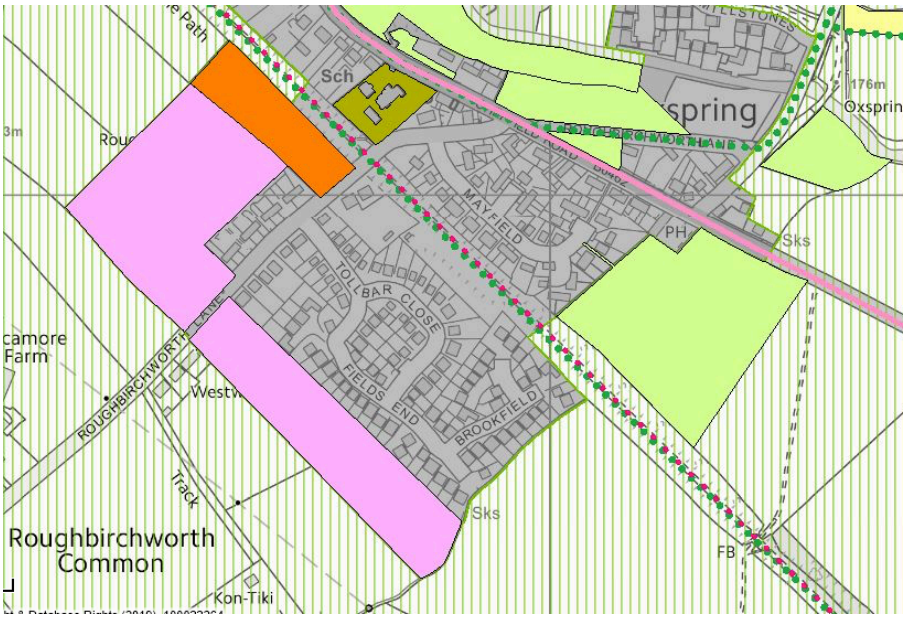
This statement has been produced to support a householder planning application for a single storey side extension and rear extension.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no's 070 (0-) 01, 02 & 03.

2.0 Project Location:

The property is located in Oxspring on Tollbar Close.

The site is allocated as Urban fabric on the Local Plan Map.



Barnsley Local Plan map exract.

3.0 Site History:

An application for a first floor extension was approved in 1986 – see application no. B/86/0185/PR. The documents are not visible online but it appears the additions were bedroom 4 and the bathroom enlargement.

Pre application advice.

No pre application advice has been sought for the new extension.

Neighbour consultation.

The occupants of the adjacent dwellings have been consulted and shown the drawings and are happy with the proposals.

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4.0 Design:

The design reflects the features of the existing dwelling.
The walling will be formed using red brick to match the existing with an artificial stone corner to the front right hand side. The roof materials will match the existing and window and doors will match existing.

The scale of the rear extension is similar to the existing conservatory, with a minor increase in height at the ridge. A gable window will be installed to the rear and bifold doors to the side.

The side extension has been designed to add a store and playroom, these additions provide extra room for family life. The single storey ensures the building steps with the topography and is below the adjacent property.

The addition of the store enables the existing garage to be removed. This is currently used as storage, not for a car. Removing the garage improves the rear garden space and opens up the area, also providing additional natural light to the adjacent garden.

The existing front porch has a low level flat roof that is out of keeping with the house, the new extension roof will continue over the porch and allow for the installation of a roof light to allow natural light into the entrance.

Planning policy in relation to design proposals

The following policy is considered to be relevant to the proposed extension.

NPPF Chapter 12 – Achieving well designed places.

There are a number of points raised in chapter 12, the main points considered relevant for this proposal are:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping"

Barnsley Local Plan – Policy GD1 General Development.

"Proposals for development will be approved if:

There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;."

Policy D1 High Quality Design and Place Making

"Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

• Provide clear and obvious connections to the surrounding street and pedestrian network;"

The points raised above support the design principals and layout.

The extension ties in with the building and surrounding area.

5.0 Access:

Access to and from the dwelling will remain as existing. The rear garden can still be accessed along the opposite side elevation.

The existing driveway will be retained and there is ample parking space.

6.0 Conclusion:

The proposed extension will result in an enhanced building both aesthetically and practically providing a more usable home for current needs.

The massing and design of the property has been carefully considered and will achieve a balanced final appearance.

The planning policies have been considered and the design has been developed with these in mind.

The materials used will be in keeping with the existing building and local character.

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