

DESIGN AND ACCESS STATEMENT

REF: 2398/01

PROPOSED SIDE EXTENSION TO FORM WC AND PORCH

19 HUDDERSFIELD ROAD, BARNSELY

1. Introduction

This planning application has been prepared on behalf of Mr & Mrs R Holmes as part of a householders application to form a level-access WC with associated side access to the rear decking area at the above address.

2. The Site

The site is situated to the west of Barnsley and presently is a Victorian terrace property constructed in approx 1898 which is in good order with many of its original features. There is a side “yard” area which cannot be seen from the front elevation and nor from the side elevation due to the adjacent dispensary building. A very limited view is available from the rear.

3. Design of Proposed Dwelling

The proposal is for the construction of a side extension in facing brickwork to match the side of the existing building with the porch constructed in treated, decorated timber boarding. This features to an existing rear extension of the dispensary.

The access is from a rear room of the dwelling via an existing window opening which will be replaced with a new door. This cannot be seen from any public highway.

All of the above will be in accordance with Planning Policy Guidance and will comply with Building Regulations.

4. Landscaping

Not applicable

5. Access

Access to the dwellings will be via the existing front and back doors to the property. No change to this arrangement is to be made. Car parking is unchanged.