

PLANNING STATEMENT

FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR EXTENSION & NEW GROUND FLOOR EXTENSION TO REAR

12 WHITEHILL AVENUE, BARNSELEY, SOUTH YORKSHIRE S70 6PP

The application property is a 1920's traditional brick built terrace house, in a row of similar properties, situated in a predominantly residential area of Barnsley.

The dwelling has been extended approximately 15 years ago with a brick built single storey flat roof extension to the rear, and a loft conversion with a velux style roof window.

The owner wishes construct a second storey above the existing single storey extension to facilitate an additional bedroom, and construct a new single storey extension to the rear with pitched roof, to add additional floor space to a reconfigured kitchen / dining area. This will also permit the house bathroom to be relocated on the first floor.

The following Barnsley Metropolitan Borough Council Planning Policies have been examined & considered when considering the design.

BE6 – Design Standards

H8 – Existing Residential Areas

H8E – Extensions to dwellings

No pre-application discussions have taken place with Barnsley MBC. Neighbouring properties to each side have been informed of the proposals, with no objections raised.

Policies BE6, H8 & H8E are met as described below:

The rear extensions will be brick built to match the existing. The single storey will have reproduction slate roof to match existing, and the two storey will have a grey PVC maintenance free flat roof. This will be in keeping with properties in the surrounding area, and in particular, with the next door property (No10 Whitehill Avenue) which has a full width two storey rear extension of a similar design. Doors & windows will be white UPVC to match existing.

Access to the property will remain unchanged via the shared alleyway leading from the front garden abutting Whitehill Avenue, & access to the rear garden is also available from the existing service road.

All boundary walls, & fences are un-affected by the proposals, & will remain as existing.

The proposal has no adverse effects on neighbouring residential amenity or property and that of the surrounding area, nor any transport or highway issues.