

PROPOSED DEVELOPMENT
at

LAND ADJACENT
3 WELLFIELD COURT
ROYSTON
BARNSELY

For
MR D. COCKERLINE

DESIGN STATEMENT

1 BACKGROUND

The application is for the erection of a two storey outbuilding comprising of a garages on the ground floor and home office/storage room above. A pair of semi-detached dwellings have been constructed on the land to the west of 3 Wellfield Court and the new scheme proposes a development with a slightly smaller footprint on the eastern side of the original dwelling.



2 THE SITE

The site is land currently within the curtilage of 3 Wellfield Court. The site is part of a parcel of land that originally had a substantial detached house sited in a central position. A pair of semi-detached houses was erected on the western section of the land in 2008 and planning permission was granted (2008/1021) on the site to develop another pair of semi-detached houses to the east of the main dwelling. It is this section of land to the east that the garage development is proposed to be built on.



The site is situated to the northern side of Midland Road on the fringe of the retail/commercial centre of Royston close to local amenities and public transport links.

The area has a mix of residential/ retail/commercial uses. The buildings in the immediate areas around the site are a general mix of ages and architectural styles, generally of traditional construction.

The existing house is stone fronted with rendered sides and back and a traditional slate roof.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is construct a two storey building adjacent to the main dwelling with garages on the ground floor and home office facilities and storage on the upper floor.

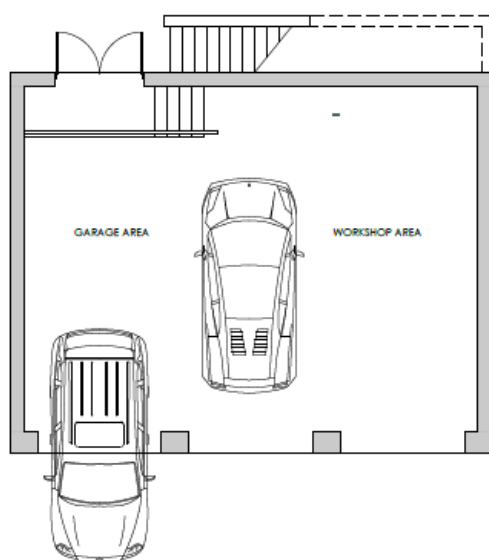
The garages are to accommodate 2 vehicles registered to the owners (a commercial van with roof rack and family car), plus the option for a 3rd car as the families eldest daughter is currently undergoing driving lessons. The office/storage space above is for the residents to work from home and operate their businesses (Splash Bathroom Installation & Giftaboo ltd).

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

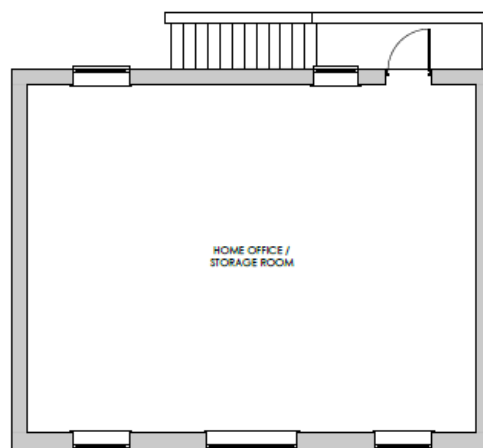
The size and location of openings has been determined with full regard to the scale of building and needs of the family.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The architectural style reflects that of the existing buildings in the locality. Materials have been chosen that are appropriate for the location.



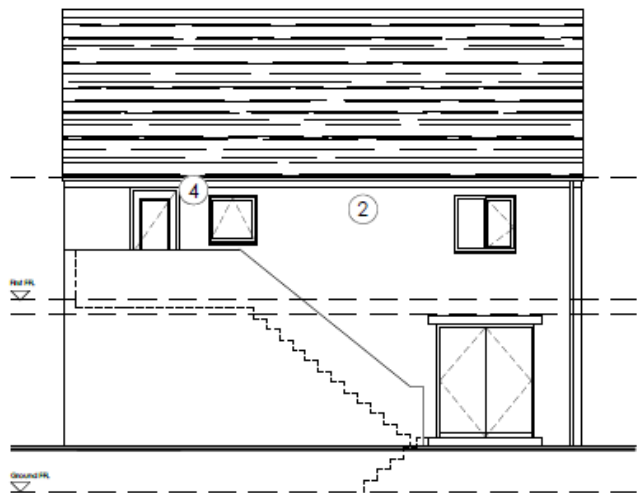
PROPOSED GROUND FLOOR
1:100



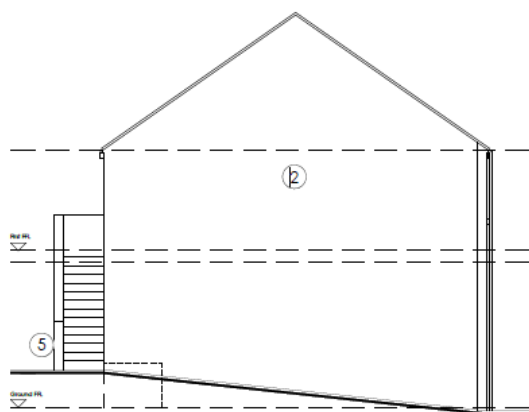
PROPOSED FIRST FLOOR
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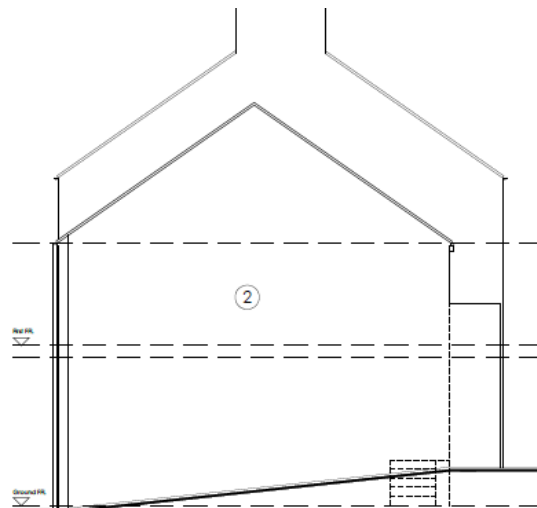
PROPOSED FRONT ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED LH GABLE ELEVATION
1:100



PROPOSED RH GABLE ELEVATION
1:100

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Any potential for overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings and orientation of windows to the home office / storage room.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 ACCESS

The access to the site is via an existing private drive from Midland Road.

The existing access is to be retained and used for the new garage. This will include turning facilities to allow cars to enter and leave the site in forward gear.

6 CONCLUSION

The proposal is within an existing settlement and therefore complies with Local and National policies relating to development.

We consider the proposal to be compatible with the general character of the locality.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

We don't believe the proposal has any detrimental effect upon the existing building or its setting and we look forward to receiving the Councils support with regard to this proposal.