

PLANNING STATEMENT

EXTENSIONS TO 134 CHURCH HILL ROYSTON, BARNSELY, SOUTH YORKSHIRE S71 4AQ

The application property is a 1930's 2 bedroom traditional brick built detached house, situated in a predominantly residential area of Barnsley.

The dwelling has been extended approximately 15 years ago with a rear conservatory,

The owner wishes to demolish the conservatory and put a double storey extension on the rear to contain a master bedroom and shower room and kitchen area. This will also permit the house bathroom to be relocated to a larger space on the first floor.

Also to put a side 2 storey extension onto the property to contain a further 2 bedrooms, study garage and utility area as he has a growing family. The rear part of the side extension is to be kept with a low roof and velux window to prevent overshadowing the neighbouring bungalow,

The owner wishes to renew the entire roof to slate grey Marley Modern roof tile and also change the appearance of the front 2 storey bay feature as it is at the end of its useful life.

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

Pre-application discussions have taken place with Barnsley MBC.

Neighbouring properties to each side have been informed of the proposals.

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

The rear extensions will be brick built to match the existing. Doors & windows will be brown UPVC.

Access to the property will remain unchanged via the driveway from Church Hill.

All boundary walls, & fences are un-affected by the proposals, & will remain as existing, although it is intended to erect a 2m high close boarded fence to the garden as a building plot is to be created for the applicants parents house.

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