

### Design and Access Statement:

3 Colster Close, Gawber, Barnsley S75 2LR

### Surroundings

The location is within an established residential area. The site is surrounded by a mix of residential properties, consisting of mainly detached bungalows, with detached dwellings scattered among and dwellings that have been extended. The site is not within a conservation area.

### Social & Economics

Due to the scale of the proposed extension, there will be no major social consequences or any significant economic effect arising from it.

### Planning Policies

We consider the proposal complies with national and local planning policies.

### Design

The main reasons for the dismissal of the appeal were “the roof height increase and subsequent change to roof pitch”. Taking this into account, the new proposal is for a loft conversion, with the existing main roof and eaves level over garage to remain the same, with the roof extended up to just under the existing ridge line with a dormer to the rear.

The pitch of the roof would remain the same on both roofs. In-fact, the main roof would not be altered at all. The ridge line of the roof over the garage would be extended by only 1.1m.