

PROPOSED EXTENSION TO 19 ARMROYD LANE, ELSECAR, BARNSELEY

PLANNING STATEMENT

EXISTING DWELLING

The property at 19 Armroyd Lane, Elsecar is a detached stone dwelling with a pitched roof. It is set well back from Armroyd Lane, creating a large front garden. The property has previously been extended to the rear, some parts in stone, some in red facing brickwork.



To the rear of the application site is a two storey detached building. Recently refurbished, it is used as a garage and ancillary accommodation to the main house.



This planning application seeks permission to add a single storey kitchen/ dining extension to the rear of the main house and a glazed garden room that will join the extension with the existing ancillary accommodation.

DESIGN PROPOSAL

The design proposal is to remove the small lean-to at the rear of the main house and provide a new single storey extension to create a larger kitchen/dining room, utility room and WC. The glazed garden room will form a modern link between the extension and the existing ancillary accommodation to the rear of the main house.



MATERIALS

The proposed extension will be coursed facing stonework with cast stone heads and cills to match existing. There will be a new painted timber door and a new painted timber sash style window. The existing back door will be relocated within the extension and the existing opening filled in to form a new window. From the new dining area, fully glazed timber sliding folding doors will open out into the glazed garden room.

The kitchen extension and glazed garden room will be roofed with blue/grey slates to match the existing house and will have glazed roof lights on the west facing slope of the roof to provide additional daylight.

SUMMARY

The application seeks to extend the ground floor of the existing house to provide enhanced cooking and dining facilities. The extension will utilise the character and detailing of the existing house to ensure it is in keeping with the original.

The glazed garden room will link the proposed extension to the existing ancillary accommodation. Its modern appearance is intended to complement the traditional character of the existing buildings.

PARKING

Cars are currently parked to the side and to the rear of the main house. The proposal to extend the house reduces the area of land available for parking to the rear of the house. However, there remains ample car parking space in front of the garage and to the side of the house and extension. Consequently it is anticipated that the proposed extension will have little or no impact on the provision of car parking at the site.

FURTHER INFORMATION

For further information regarding the proposed extension to 19 Armroyd Lane please see drawings 3336(0-)30, 3336(0-)31, 3336(0-)32 and 3336(0-)33.



Unit R1a Riverside Block
Sheaf Bank Business Park
SHEFFIELD S2 3DA
Tel +44 (0) 114 258 9306
Fax +44 (0) 114 250 8509
thepartners@birkettcolelowe.com
www.birkettcolelowe.com

22nd March 2010