

Planning Statement

Project : Proposed Two Storey Side Extension of Dwelling

Site Address : 33 Doveside Drive,
Darfield,
Barnsley,
South Yorkshire.
S73 9JJ

Date : December 2015

1.0 Introduction

The proposed works consist of the construction of a new 2 storey side extension to form an enlarged kitchen, lounge & Bedroom accommodation.

2.0 Site Description

The site is in a residential area where many of the existing properties have been extended. The property footprints are staggered, following the slight curvature of the road. The main frontage is south facing to a public highway.

3.0 Proposals

In arriving at the current proposals, significant thought has been given to minimising the impact upon main street frontage. Building materials have been chosen that match the existing property to form an extension style that reflects adjacent properties in the immediate area.

We recognise that supplementary planning guidance asks for both side extensions to have a lower roof and be set back slightly from the existing building, but the proposals show a flush frontage to maximise bedroom space at first floor. Due to the staggered line of frontages along this street, a terracing affect would not be significant and the property as proposed would closely reflect that of other extended properties adjacent.

4.0 Impact on Neighbours

It is considered that the proposals will have no adverse impact upon the outlook of adjoining properties.

The physical bulk will be slightly increased with the only significant difference to the outlook being a positive one.

5.0 Parking

The extension to the front has been limited so that at least 5m is retained to allow for off street parking.