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EXTENSION SUPPLEMENTARY STATEMENT

Relating to Proposed **Single Storey Rear Extension**

To: 25 Herons Way,
Birdwell, Barnsley. S70 5SF.

March 2014.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. K. Morley.

1 Introduction.

- 1.1 This is a brief Supplementary Statement to support the submission of a formal planning application for the above-mentioned rear extension and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Property as Existing.
Working Drawings.

Dwg. No: 642-10.
Dwg. No: 642-11.

Residential Design Consultant

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- 1.2 The purpose of this brief Supplementary Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed rear extension.
- 1.3 The design and size of the proposed rear single storey extension will complement the existing dwelling and hopefully shall sit well against the adjacent and surrounding properties and will create an attractive rear elevation and as described below;

Single Storey Rear Extension: this consists of an extension to the existing dwelling to provide bedroom accommodation.

2 Design of the Rear Single Storey Extension.

- 2.1 In connection with the surrounding properties, they consist of similar designed detached Dormer Bungalows, some with side and rear extensions.

To the extension side of the property – adjoining this semi-detached property and separated by an existing 1.80m high concrete post, kicker rails and timber infill panels is No.27 Herons Way, this being a standard height 2 storey residential Dormer Bungalow, with a matching hipped roof construction consisting of concrete interlocking materials. This dwelling is set up slightly from No. 25 Herons Way by approx. 600mm.

To the other side is No. 23 Herons Way – similar semi-detached dwelling however this approx. level with 25 Herons Way.

- 2.2 There will still be a substantial rear private garden retained after the construction of this rear extension and by the removal of the previous side steps to the rear, will create more room to the side of the original property – still retaining min. 4 no. car parking spaces to both the front and side.

Our mutual clients require this rear extension to increase the bedroom accommodation for this property as both are foster carers for children between 1 and 8 years of age.

The design of this rear extension will aid in the care for these children – some with physical or learning disabilities i.e.

- i) the wide external steps with shallow risers for ease of access to the rear amenity area;
- ii) the side location for the window to allow for viewing the children at play in this fully enclosed rear amenity area;

- iii) the inclusion of the central located play area with an increased open aspect from the original Lounge area etc.

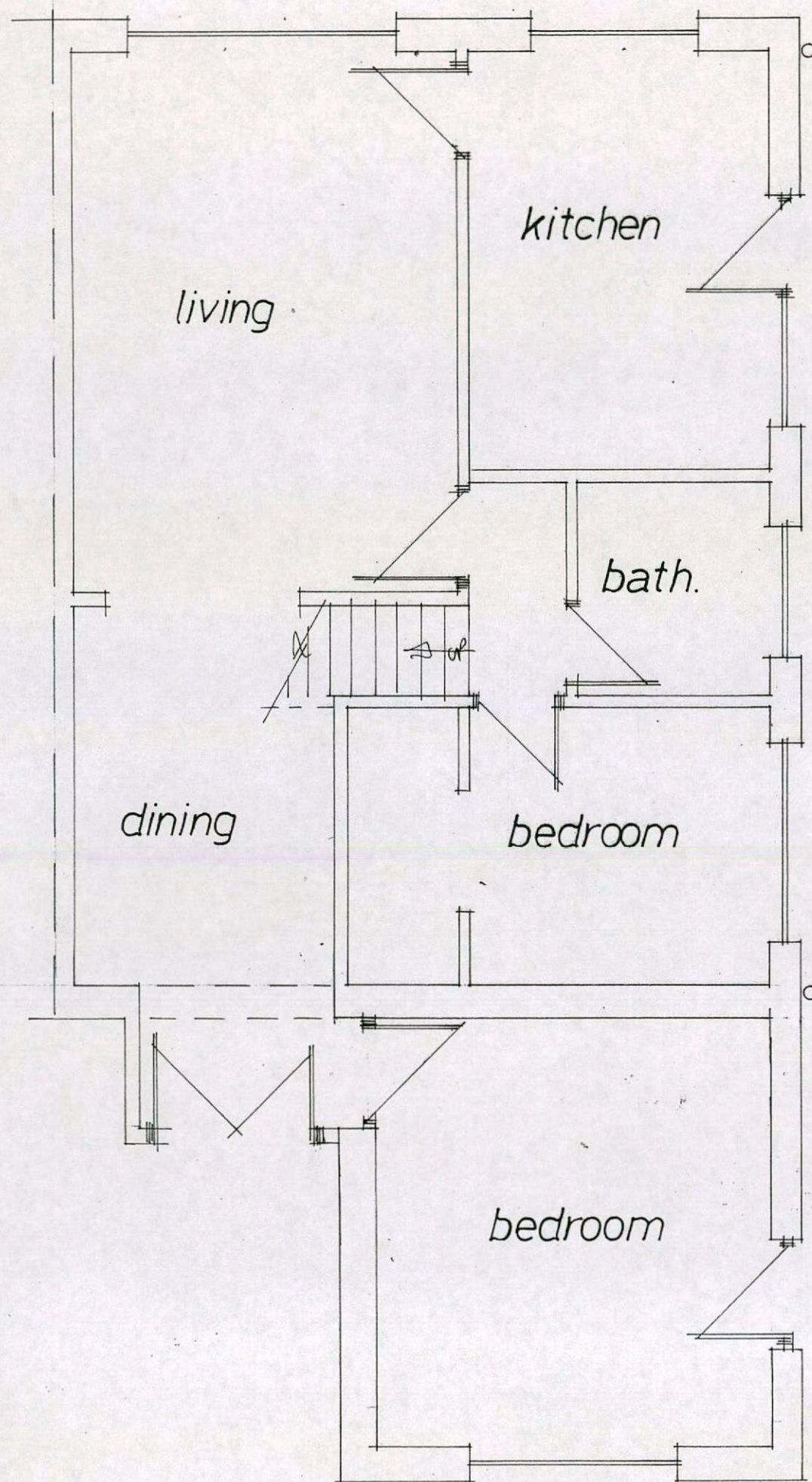
2.3 The external facing materials for this proposed rear extension will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to provide the following design and materials for this proposed project, and note that all these proposed materials will match the existing dwelling and surrounding properties, namely;

The proposed single storey extension eaves line will be in line with the previous rear extension however this proposed extension being of a flat roof construction – “Sana” rubberoid material, the appearance of this extension will obviously be lower and therefore not appear over powering.

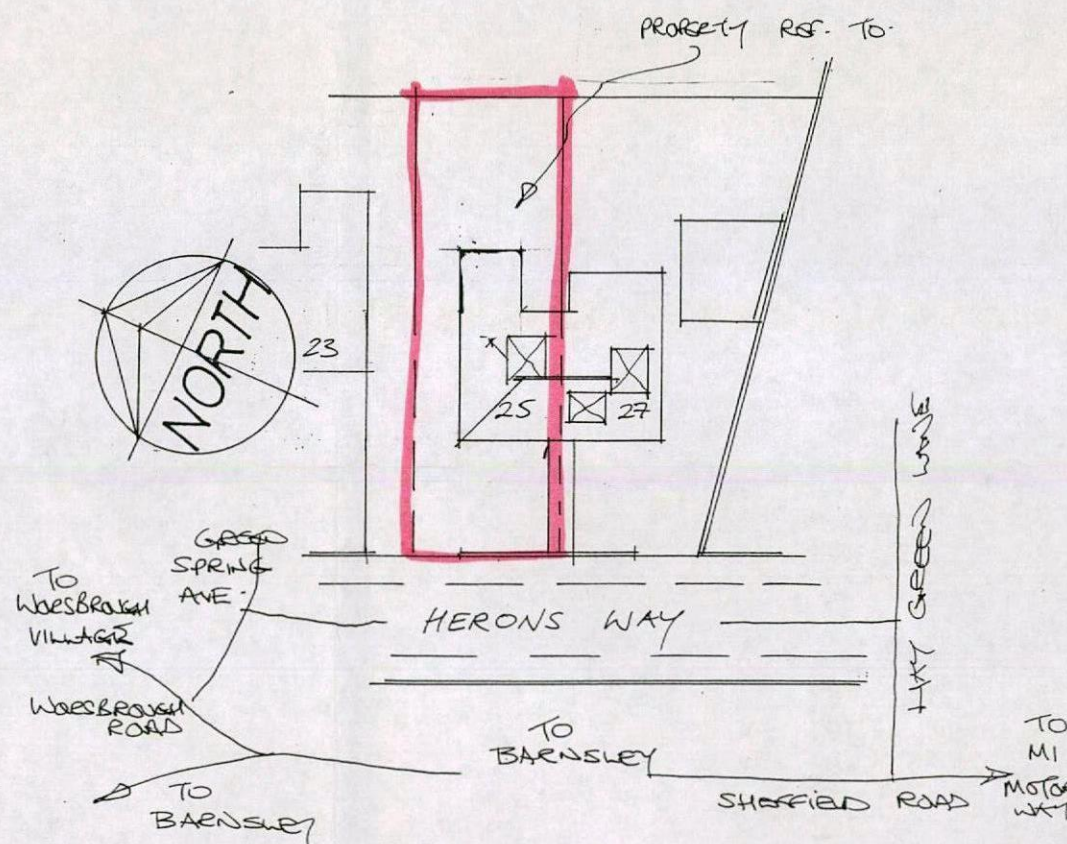
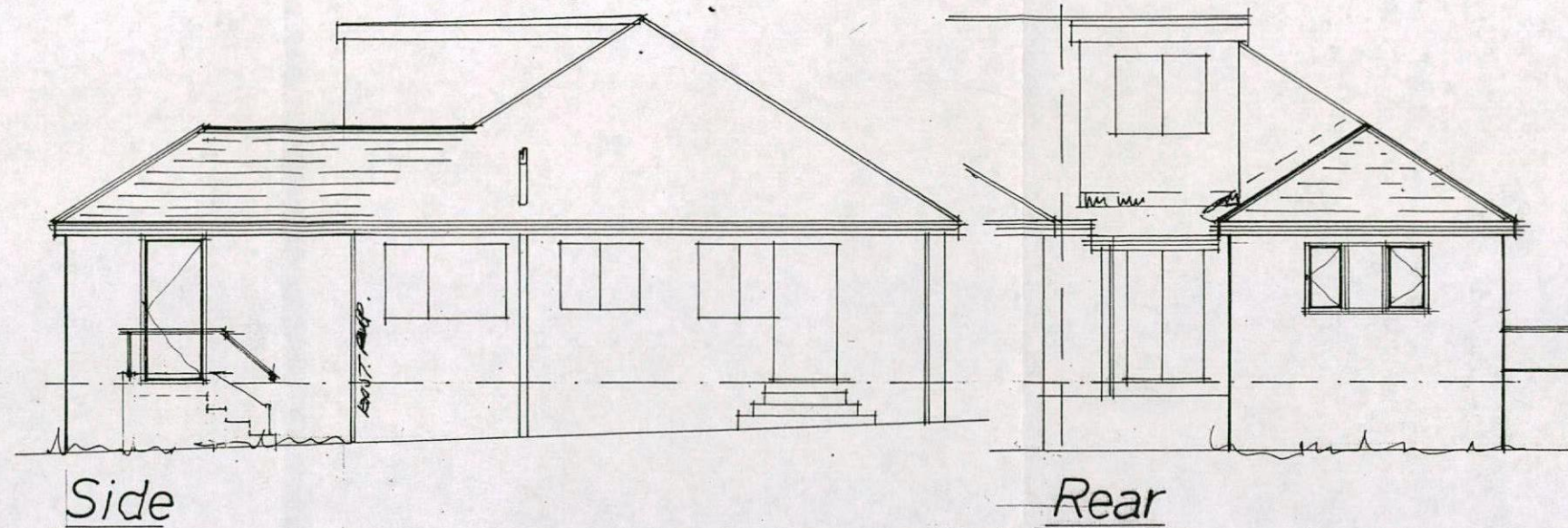
2.4 The materials proposed for this rear extension, have been taken into account to reduce the future maintenance of the dwelling namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of brickwork.

Any fencing proposed will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.

Existing Layout, G. Floor



Elevations



Block Plan 1:500

Rev	Notes	Date

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PROJECT	S/Storey Rear Extension
CLIENT	Mr. & Mrs. K. Morley
TITLE	Property as Existing
ADDRESS	25 Herons Way, Birdwell, Barnsley. S70 5SF.
DRAWN BY	ggg
SCALE	1:50; 1:100 DATE Mar 14
DRAWING No	642-10 REV
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