



LAUREL DENE

DESIGN STATEMENT

Design Access Statement Prepared By:
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Introduction

This Statement is supporting the application for certificate of lawful development at Laurel Dene, involving a Class E outbuilding.

Site

Laurel Dene,
Keresforth Road,
Dodworth,
Barnsley,
S75 3NX

Permitted Development Criteria

The Proposed Outbuilding meets the following criteria meaning it should be granted (Class E):

1. The outbuilding is not on designated land.
2. The outbuilding is not within the grounds of a listed building.
3. The outbuilding is not forward of the principal elevation.
4. No more than half the area of land around the "original house" would be covered by additions or other buildings. The full site area is 613.88m². The total area of outbuildings is 105.19. Including the original house this is 233.03m².
5. The outbuilding is not a self-contained, living accommodation, and does not have a microwave antenna.
6. The outbuilding is single storey and is less than 3 metres in height from the highest point of ground.
7. The outbuilding is within 2m of a boundary. The maximum height from the highest point of the ground is 2.2m. The maximum height allowed is 2.5m.
8. The outbuilding does not have any balconies, verandas, or raised platforms.

The proposed garage sits in the position of the existing parking area. The dimension of the proposed garage is 7865mm x 7190mm. Internally the dimensions are 7435mm x 6760mm. Due to the position of the existing driveway the actual access to the garage is a minimum of 3079mm and a maximum of 4310mm (dependent on the position of the curved wall). This does not allow for 2 no. cars to be able to access the garage separately straight on. The additional depth and width of the proposed garage allows for the manoeuvring of a car to be able to exit the garage comfortably whilst a second car is in position.

If we were to reduce the size of the garage to a typical 6.5m x 6.5m then this would not allow the manoeuvrability that is required.