

DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION TO; 33 LINDHURST ROAD, ATHERSLEY, BARNSELY, S71 3DB

Proposal.

The planning application relates to proposed extension of; 33 Lindhurst Road, Athersley, Barnsley, S71 3DB.

The site is generally level and the subject extension is located partly to the front but mainly to the right hand side of; 33 Lindhurst Road, Athersley, Barnsley, S71 3DB. The proposed extension will involve some minor demolition of the existing front section of outhouse which is currently a disused and dilapidated outside toilet. The land has a brick boundary wall to the front elevation and fenced boundaries to the remaining areas of the property with separate driveway for two cars adjacent the front of the property, none of the parking arrangements will be altered.

Use.

The existing property is currently used as a domestic dwelling. The land is owned by the applicants.

Amount.

All of the accommodation/floor area will be used for domestic accommodation as existing. The existing floor area is approximately 92m² over two floors, the proposed floor area of the extension is an additional 39m² over two floors.

Layout.

Layout of the property is as shown upon the following drawings which form part of the planning application:-

- LK/P/G/33LR/D-01 – Location Plan
- LK/P/G/33LR/D-02 (RevA)-Existing & Proposed Plans
- LK/P/G/33LR/D-03 (RevA)-Existing & Proposed Elevations
- LK/P/G/33LR/D-04A-Existing Site Plan
- LK/P/G/33LR/D-04B-Proposed Site Plan

Landscaping.

There will be no alterations to the landscaped areas of the property other than making good any areas damaged during the building works.

Appearance.

Where possible all materials including; roof tiles, brickwork and windows/doors will match as closely as possible to the original house and the surrounding dwellings using bricks, concrete tiled roof and PVCu rainwater goods, windows and door components all to match existing.

Vehicular and Transport Links.

The property resides within a village of mostly residential properties with good public transport facilities, road network and other amenities. The car parking facilities/arrangements will not be altered and will remain with two off-road parking spaces.