CONVERSION OF DOMESTIC GARAGE INTO A GRANNY FLAT
38 LAWRENCE CLOSE
HIGHAM, BARNSLEY

DESIGN AND ACCESS STATEMENT

Existing Construction / Use:

The buildings are presently utilised as a double garage. The existing building is a single storey building detached adjacent to the existing dwelling. Its construction is concrete facing bricks walls and a concrete tiled roof.

Position

The site of the development is adjacent to Higham Common Road, Higham.

Proposed Use and Design

The proposal is for the conversion of the existing garage into a granny flat, and shown on drawing number 2010/2296.

The basis of the design is to use most of the existing building's walls but extend them upward to incorporate the new first floor. The design also requires the existing openings being made good and new ones being formed for door and window openings. It will also be necessary to construct a dormer area at first floor to allow the construction of the bedroom area, all these are shown on drawing 2010/2296.

Site Layout

The layout of the site is as existing. The access to the building will be as presently accessed.

Scale

The building size and scale is as shown on drawing 2010/2296.

Landscaping

The dwelling will benefit from some trimming of the existing hedging.

Appearance

The design rationale is to maintain the existing building but to extend it vertically to allow for the construction of the first floor rooms. The bulk of the building has been kept to a minimum through the use of a dormer construction on the first floor.

Access

Access to the proposed Granny flat will be using the exiting driveway.