

# **Design & Access Statement Conversion of Carport to Form Dining Room, Land Adjoining 54 – 56 Cover Drive, Darfield.**

## Physical Context:

The site is located on Cover Drive & lies approx 4 miles to the east of Barnsley town centre. The neighbourhood generally consists of residential properties being of a mixed type, terrace houses and larger semi detached houses, with an adjoining Infant school forming one of the boundaries.

Other schools, recreational facilities and other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a main bus route between Darfield, Barnsley & Doncaster.

## Site:

The site is surrounded by a local authority school and existing council owned bungalows. Other boundaries include the public footpath and Cover Drive and a public footpath to the rear of the property. The boundary line adjoining this public footpath is at least 10m above the footpath.

The site as a slight gradient towards the public footpath.

## Social Context:

The site as already obtained full planning permission for a three bedroom bungalow with an attached carport. The new application is for the conversion of the approved carport to a dining room for use by the client. There is no potential overlooking or substantial overshadowing issue from the site. There will be no adverse impact on the existing local services.

## Economic Context:

The development will bring in potential income from the occupants with there spending capabilities benefiting the local economy as well as construction work during the development.

## Planning Policies:

Not relevant to this application

Involvement of Community Members:

The scheme has no implications for the general community; however the adjoining owners have not been consulted.

Evaluation:

It is unknown at the time of the application if the adjoining owners have any concerns with regards to the application.

Design Principles:

Use:

The proposed conversion of the carport will enhance the internal layout of the bungalow.

Layout:

Please see drawings for proposed layout of dining room

Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

There will be no landscaping in relation to the application.

Appearance:

The new fenestration has been designed to match the existing windows within the approved bungalow scheme.

Access:

Not relevant to this application