

DESIGN AND ACCESS STATEMENT.

CLIENT : - Mr & Mrs B WATSON.

PROJECT: - PROPOSED EXTENSION TO FRONT OF GARAGE, FIRST FLOOR EXTENSION OVER GARAGE AND PARTIAL CONVERSION OF EXISTING GARAGE.

PROJECT ADDRESS: - 9 HALL FARM GROVE, HOYLANDSWAINE, SHEFFIELD, S36 7LJ.

DATE: - AUGUST 2012.

This application seeks permission for the above extensions/alterations, all as indicated on the application drawings.

The property is within the Hoylandswaine conservation area, sited right on the west boundary of the conservation area. The rear garden boundary actually forms the boundary of the conservation area.

The additional footprint to the existing dwelling is a mere 12m². Every effort has been made to ensure the original dwelling remains the dominant feature and that the proposed extensions have no adverse effect upon the conservation area setting.

We have respected our neighbours adjacent to the proposed extension and have amended our initial proposals to reduce the potential effect on their dwelling. The proposed garage extension is set back from the front of our property and continues the terraced effect towards our neighbours. The proposed roof line steps down following the street levels and ensuring the proposed extension does not become congruous or overbearing within the street setting. The proposed oak framed canopy to the front breaks up the expanse of masonry partially hides the expanse of a garage door and provides an interesting design feature appropriate within a conservation area.

Other properties on this residential cul-de-sac have already had extensions, some to the front. We feel our proposed extension will fit seamlessly into the street scene. Upper floor windows are appropriately positioned/sized to ensure no overlooking issues are created.

Our design and layout ensures no damage will be caused to the oak tree within our rear garden – It is intended to use the existing garage foundations for the first floor extension therefore this no dig policy will ensure no root damage.

It is intended to use materials that are in line with the existing development and in-keeping with the locality such as natural stone and similar roof tiles. The extension would not be incongruous to the rural context and is proportionate to the existing dwelling.

Access and car parking is unaffected, although we plan to convert part of our existing garage we propose to extend to the front to ensure our property retains a garage along with additional off street parking. The proposed extension does not protrude beyond the properties garden/domestic curtilage. The substantial garden/domestic curtilage will be retained.