

Kennedy Design Ltd.

Design & Access Statement

Mr. R Errington

Planning, Design and Access Statement

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Proposed Change of Use of part of current dwelling house (Dining Room & Garden Room to Treatment Room & Hair Salon) along with conversion of the current single garage into residential accommodation (Kitchen & Dining Space) at
77 Parkgate Goldthorpe Rotherham S63 9GW

Introduction

The works for which planning permission is been sought from Barnsley Metropolitan Brough Council includes the following: -

- The change of use of part of the residential accommodation from Dining Room & Garden Room to Treatment Room and Hair Salon.
- Conversion of the current single garage and knock through in existing Kitchen to create a larger Kitchen Dining space.
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The site is a detached dwelling located in a modern housing estate within the ex-mining village of Goldthorpe. The area is residential in nature.

Current Proposal

The current proposal to change the use of some of the current residential space within the existing footprint would allow my clients partner to work from home to provide a better work-life balance for her. The change of use requires no building works other than the installation of a wash hand basin within the hair salon. The works will have no impact upon the built form of the current dwelling, require no alterations or extension to the existing residential accommodation.

The number of clients would be limited to one at any time by prior arrangement i.e. a booking system.

The existing block paved driveway will accommodate three vehicles at any one time so parking on the estate road would not be an issue.

Scale

The proposed change of use and conversion of the existing garage into living accommodation would require no extension to the footprint of the current dwelling.

Materials

The making good of the existing openings following the removal of the existing garage door and front entrance door and installation of the new windows would utilise materials to match existing.

Access

The proposed changes would not alter or amend the current site access or parking layout.

Landscaping

No soft landscaping is proposed as part of the development, the existing will be retained and maintained.

Local Infrastructure

The development will have no impact upon local infrastructure or services.

