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a s s o c i a t e s
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EXTENSION DESIGN STATEMENT

**Relating to Proposed
Retrospective Approval of
Front Porch Extension
To: 17 Cloughfields Road,
Hoyland, Barnsley. S74 0BJ.
August 2010.**

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. T. Cole.

1 Introduction.

- 1.1 This is a brief Design Statement to support the submission of a formal planning application for the above-mentioned extensions and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Site Layout / Location Plan.
Property as Existing.
Property as Proposed.

Dwg. No: 328-01.
Dwg. No: 328-02.
Dwg. No: 328-03.

- 1.2 The purpose of this brief Design Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed porch extension.

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- 1.3 The design and size of the proposed porch extension will complement the existing dwelling and hopefully shall sit well against the adjacent and surrounding properties and will create an attractive street scene and are as described below;

Front Porch Extension: this front Porch provides a covered area between the front garden area into the front entrance of the main bungalow.

Take note that a similar Porch extension has been constructed to the rear but we have received written confirmation that this rear extension will not require Planning Permission.

2 Design of the Front Porch Extension.

- 2.1 In connection with the surrounding properties, they consist of similar designed detached bungalows, some with side and rear extensions.

In front of the dwelling, facing the Cloughfields Road frontage is a 600mm high stone buff brick wall with low level planting behind. This boundary treatment screens the front garden area.

- 2.2 The external facing materials for the proposed Porch front extension will match the existing bungalow and surrounding properties, namely;

The front Porch extension will have a polycarbonate roof construction with the use of matching buff brickwork above the DPC with matching dark brown courses to below the DPC all as matching the existing bungalow materials.

- 2.3 The materials proposed for the Porch extension, have also been taken into account to reduce the future maintenance of the dwelling namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of brickwork with no render which obviously means a maintenance problem.

- 2.4 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,