

EXTENSION TO DWELLING AT 27 WARNER ROAD

Design and Access Statement

Application for extension to existing residential dwelling at 27 Warner Road, Barnsley

Prepared by:

CODA

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This statement is in support of a proposal for a single storey extension to the rear of an existing residential dwelling at 27 Warner Road. The extension is intended to create a large open plan kitchen/diner and to enhance the living arrangements on the ground floor. It will replace the existing conservatory on the rear of the house.

STATEMENTS:

Flood Risk

The site is not located in a flood risk area.

Access

The main access from Warner Road will be unaltered

Context & Design

The site is surrounded by some good quality properties of a traditional design. The proposal is traditional in its form and slightly contemporary in its design with the use of white render and timber cladding. The extension is in keeping with the character of the existing dwelling and respectful of the surrounding vernacular.

Ecological

There will be a degree of wildlife in the surrounding landscape/garden.

Noise Impact

The house is set back from the main road in line with existing neighbouring properties. Noise is not expected to cause significant problems for the residents.

Transport and Pedestrian Movement

The development has good pedestrian links to the town and local district centres. It is very close to the main road with access to excellent public transport links to the centre and surrounding local areas.

Trees

No trees will be affected by the proposal.

Accessibility

The dwelling will comply fully with all requirements of Approved Document 'M'.

