PLANNING STATEMENT

18 WALKER ROAD
TANKERSLEY
BARNSLEY
S75 3DB

- **Use:**

Currently the property is empty but has been used as a residential family home. The proposal for an extension will create more space and make the property more usable. Its use will not change.

- **Amount:**

The proposed side and read extension will provide more habitable space at ground level with increased kitchen and dining/living areas with another bedroom created at first floor level. A separate garage is also proposed within the boundary of the generous grounds to the property creating more secure off road parking.

- **Layout:**

The layout of the existing house will remain largely unchanged. The proposed side and rear extension provide greater living space including a dining and kitchen area with off shot utility and study spaces. At first floor level a new master bedroom will be created with en-suite facility.

- **Scale:**

The scale of the building has been carefully considered due to the abundance of land and with the proximity to its neighbours. The main visual alteration will be visible from Walker Road and adds to the terracing of the existing buildings without being intrusive. The single storey wrap around extension has minimal impact on the street scene and is largely undetectable from Walker Road. Due to the large area of land around the property it is considered that the proposed extension and separate detached garage will not adversely effect the overall massing and are not invasive or indeed have any negative impact upon the area as a whole.

- **Landscaping:**

The landscaping is negligible and it is proposed that the area and boundary treatments will be upgraded rather than altered in order to provide greater privacy and security. The deeds to the house mention the existing boundary treatments, outlining fencing heights which will be adhered to when and where repairs/replacement is necessary.

- **Appearance:**

As mentioned above the main visual changes when viewed from Walker Road will consist of an additional terraced structure in line with the existing property facades. Visually the garage to the rear of the site will be visible from Fenn Road but will have very low impact due to its positioning towards the rear of the site. The ground floor extension will also have minimal

impact due to its location within the site. The materials to be used will match the existing buildings in appearance and colour. Overall the design of the building will have little or no impact on the surrounding area with its use of traditional materials and subtle changes in scale.

- **Access:**

Access to the site will remain unchanged, current dropped kerbs will be retained with no alterations proposed to the footway. The existing driveway will remain but will be tidied up and give access to the new garage. An existing pedestrian gate giving access from Walker Road will remain unaltered.