PLANNING STATEMENT

BSM SEAT Dealership, Doncaster Road, Barnsley

Existing Use: The site is currently a Vehicle showroom with external used car display areas and a separate vehicle servicing workshop.

Layout of the proposal: The proposal is for the inclusion of a Wash Bay appended to the existing workshop area and the demolition of the Valet Bay to the principle elevation of the showroom to provide access to the rear of the site and enhancing the visual appearance of the dealership from the highway.

New cladding and glazing is proposed to the principle elevation following demolition of the valet bay and the Main Entrance position into the showroom is also being altered.

Existing car parking provisions and site access will not be affected.

The new wash bay will be appended to the existing workshop building

Scale and relationship to surroundings: The proposal does not affect surroundings and no new structures exceed the existing building heights.

Landscaping: No landscaping is proposed as part of this application and existing hedgerows are unaffected.

Appearance (Architectural treatment and materials): The proposal does affect the external appearance of the dealership where new glazed apertures and cladding is proposed; the proposed materials will echo the existing.

Cladding to the side wall and roof to the proposed lean-to wash bay will echo the materials of the existing workshop.

Equality of Access: Unaffected

Access to public transport: Unaffected

Access for emergency vehicles: Unaffected

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