
**PROPOSED EXTENSION AND
ALTERATIONS**

at

**SHOP AND POST OFFICE
138 REDBROOK ROAD
GAWBER, BARNSELY**

for

**MR WARRINDER JOHAL AND
MR GURDEEP THANDI**

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

Background

This statement is submitted in support of a Full Town & Country Planning application for a single storey rear extension to the existing shop and post office together with the associated internal alterations, shop front improvements and improved access to first floor flat.

An application for similar proposals was submitted to Barnsley M.B.C. in 2007 (Application ref 2007/1956) and refused.

However the subsequent appeal was upheld and approval granted (see appeal ref APP/R4408/A/08/2068704)

1 Step One:

Assessment of the site's immediate and wider context, in terms of physical context (the character of existing buildings and spaces, landscaping and movement routes), social (how local people will be affected by the development) and economic (the contribution the development will make to the local economy) and relevant planning policies.

- 1.1 The existing property consists of a convenience store, which includes a post office and residential accommodation at first floor level. Access to the first floor is from within the shop/store area.
- 1.2 The shop is situated in a predominantly residential area and has a main road frontage onto Redbrook Road and is located within a parade of shops.



EXISTING SHOP FRONTAGE

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- 1.3 The area is generally residential in nature with some retail uses and is situated within walking distance of Barnsley District General Hospital.
 - 1.4 The existing building has facing brickwork to the external walls under a hipped roof with interlocking concrete tile coverings
 - 1.5 Although there are residential properties in the vicinity of the site, they will not be adversely affected by the proposals and no overshadowing or overlooking will occur.
 - 1.6 Unrestricted on street parking is available in front of the premises and along Redbrook Road as well as in nearby streets. There is already a steady flow of customers who park for short periods in order to visit the shop. Although the proposal may increase the shop's appeal and additional customers may be attracted, some of whom may arrive by car and park on the highway, the increase in trade is unlikely to be so great that the number of car-borne customers would increase significantly. In addition, the shop essentially serves the local area, with some passing trade. It is unlikely to generate substantial custom from the wider area. The scheme would not be likely to leads to a marked increase in on-street parking in the local area and the amenity of those living in the nearby streets would not be compromised.
 - 1.7 In the context of area and the existing buildings, the proposal is small scale and the impact upon the visual context of the area will be insignificant. However the additional accommodation will allow improvements to the facilities available.
 - 1.8 The rear garden of 114 Vernon Road is adjacent the rear boundary of the site, but at a higher level. Although the rear wall of the extension would extend along the boundary with No 114, it will be at a lower level. As a result the new wall and roof would not be at a height that would be unduly overbearing or cause an unacceptable level of overshadowing.
 - 1.9 The palette of materials used on the extension would match those of the existing buildings.
 - 1.10 There will be no significant impact upon the environment arising from the proposed development.

2 Step Two:

Involvement of community members (neighbours, councillors, local community groups) and professionals (planning, building control, conservation and design officers) undertaken or planned. The Statement should indicate how this involvement has been taken into account in the proposal.

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- 2.1 In view of the existing site use, scale of development, site location and context with regard to residential properties it was not considered appropriate to make any public consultation.
- 2.2 It is unlikely that the proposed development would have any detrimental impacts upon the amenity or environmental quality of the locality.

3 Step Three:

Evaluation of the information collected and identifying opportunities and constraints and formulating design and access principles. Conflicting issues may be identified and the evaluation should show how these are balanced.

- 3.1 The siting and design of the proposed extension is considered the most appropriate. The reasons for the earlier refusal by the L.P.A. did not include the appearance of the proposal.
- 3.2 The constraints in regard to the size of the extension are limited by: land available within applicants ownership, regard to alignment of exiting building and layout of the existing unit.
- 3.3 The design of the scheme is appropriate in terms of the scale and style of the existing building and surroundings.
- 3.4 The materials will complement those of the existing building in terms of type and colour.

4 Step Four:

Design of the scheme using the assessment, involvement and evaluation information collected.

- 4.1 The proposed use is fully appropriate in association with the existing store and adjacent uses .
- 4.2 The proposals are appropriate in the context of its surroundings.
- 4.3 The size and scale of the development is appropriate in relation to the locality and adjoining and surrounding buildings.
- 4.4 The amount of additional floor space meets the operational needs of the applicant.
- 4.5 The layout of the development has regard to the orientation of the existing building and the improvement of existing servicing provision.
- 4.6 There are no proposals to implement any supplementary planting.
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- 4.7 The access to the building will generally remain as existing. However the existing shop is accessed by a short flight of steps leading to the shop door located immediately at the head of the stair. It is proposed that improvements in the provision for disabled persons will be made by the inclusion of semi-ambulant step with top landing and handrails..
- 4.8 Crime prevention measures are in line with the provision made for the existing building. Additional external doors have only been provided as required to meet the operational requirements. Inappropriate planting has been avoided so that it does not impede the opportunity for natural surveillance.
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