

PROPOSED ENLARGEMENT OF DOUBLE GARAGE TO INCORPORATE A WORKSHOP, PLOT 1 SALTERS RISE, OFF DODWORTH ROAD BARNSLEY.

DESIGN AND ACCESS STATEMENT.

Introduction.

This is a Design and Access Statement to support the application for the enlargement of a previously approved double garage to incorporate a workshop. (Approval no: 2010/0027) by Hallroyd Homes Ltd. The site is currently under construction and involves the erection of five four bedroom dwellings with double garages. The site is located to the rear of dwellings fronting Dodworth Road and is generally surrounded on three sides by a mixture of single and two storey dwellings of similar construction. The site has a gradual slope across the site and away from properties along Branksome Avenue. The original scheme was approved after protracted negotiations with adjacent neighbours and the Planning department and it was agreed that a 2m high boundary wall be erected up to the rear of this garage to provide suitable screening and security to the occupants of Branksome Avenue.

Design and Location.

It is intended to extend the approved garage on the south side which will naturally lead away from the eastern boundary wall to be unobtrusive, and shielded from nearby residents. The roof is designed with a hipped roof, again to be less intrusive. The workshop will be constructed in the same facing brickwork and roof tiles as the approved scheme to blend in naturally. Access to the workshop will be via a block paved footpath from the shared surface driveway.