

Design and Access Statement

Proposed erection of a two storey extension to side of existing semi detached dwelling to form a Sifting Room at Ground Floor
With Master Bedroom Suit at First Floor

25 Pinehall Drive
Monk Bretton
Barnsley
S71 2NS

The site is located on a modern residential estate made up of two storey detached and semi-detached houses inter-spaced with some bungalows. Several of the existing properties off Pinehall Drive have had side extensions in the past; most extensions appear to be building over existing garages to form first floor bedroom extensions.

The works for which planning permission is been requested is:

The erection of a single storey extension to house a Utility Room and larger Kitchen.

The proposed extension will replace an existing single storey conservatory extension added to the house by the previous owners. The current owners feel that a traditional brick extension would be more in keeping with the house and the surrounding properties. The scale and mass of the proposed extension may appear from the plans to be large but will in fact have very little visual effect on any of the neighbouring properties or on the general street scene. The design is sympathetic to the original dwelling using the same materials and following the original roofline. The proposed works will have no effect on parking on site or in anyway reduce the garden space for this property.

The proposed works would have no effect on local infrastructure such as roads, schools etc.

No landscaping works are proposed as part of this project.