

PEARCE & PEARCE
ARCHITECTURAL DESIGN

Planning Statement AH041223

Application for a Lawful Development Certificate (proposed use) -
Single storey extension to rear and roof windows to front and solar
photovoltaic panels to existing rear roof

at

5 Tune Street, Barnsley, S70 4NP

for

Chris Idle

4 December 2023

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1.0 Introduction

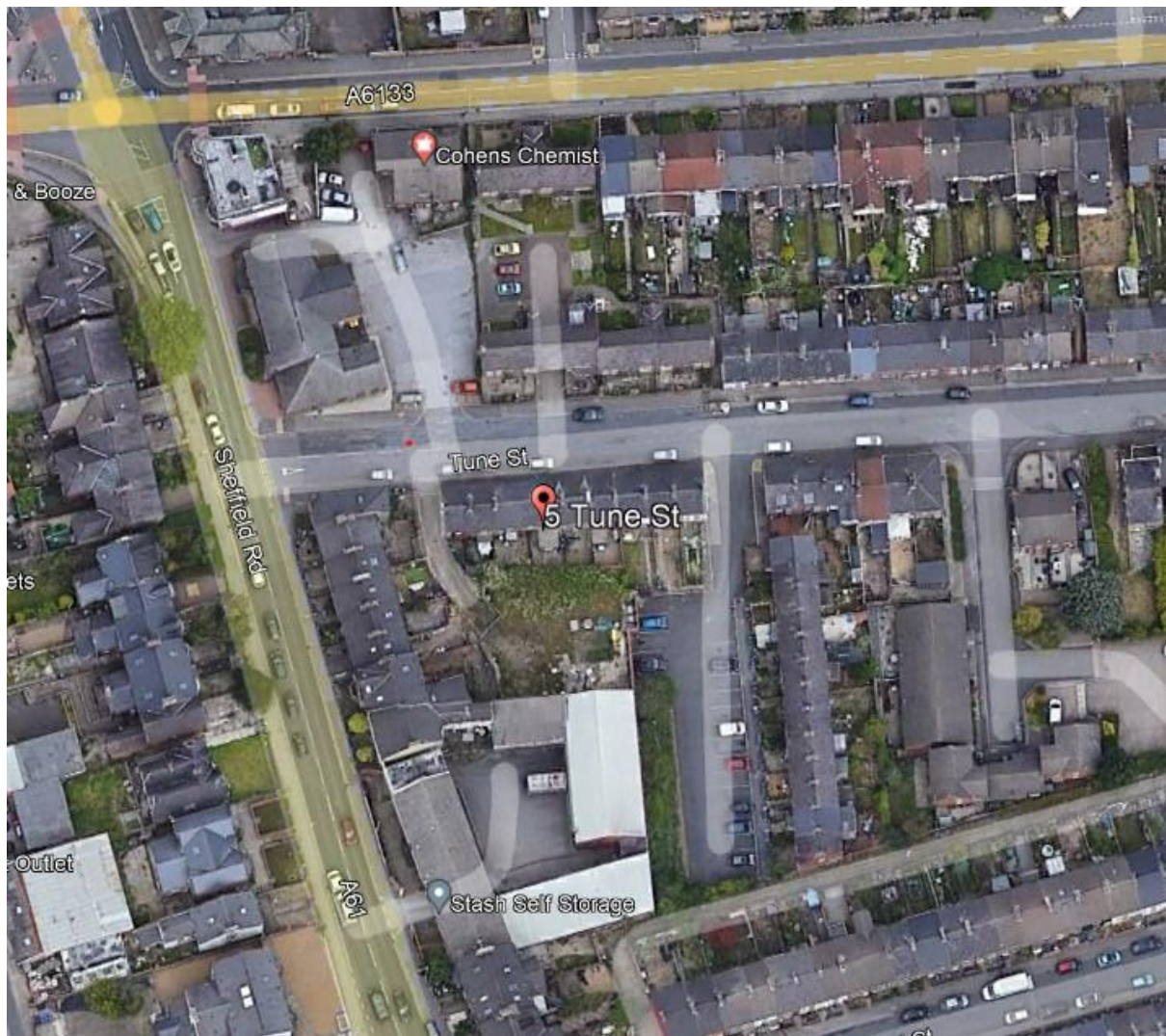
- 1.1 This supporting statement accompanies the Application for a Lawful Development Certificate (proposed use) - at 5 Tune Street, Barnsley, S70 4NP
- 1.2 The proposed works are for a single storey extension to rear and roof windows to front and solar photovoltaic panels to existing rear roof
- 1.3 The application is accompanied by drawing numbers AH0473-1 and AH0473-2.

2.0 Existing site

- 2.1 The property is currently vacant with its last use being residential. The front of the site faces north on to Tune Street which runs east to west and lies around 1km south of the Barnsley City centre.
- 2.2 The area of the site is 75 sq. metres.
- 2.3 Access to the site is gained direct from Tue Street. The property is street fronted with access to the rear through and 'walk through' access passing under the oversailing bedrooms for 5 and 7 Tune Street. There is a private rear garden area enclosed by timber fencing.

3.0 Site context

- 3.1 The application site lies around 1 km. south of the Barnsley town centre
- 3.2 The walls of the surrounding properties are faced with a combination of red brick with and natural stone. Neighbouring roofs are predominantly covered with slate with examples of concrete tiles.



5 Tune Street - Aerial image



5 Tune Street - Front elevation image

4.0 Design principles

4.1 The proposed works are to construct a rear extension with facing brickwork, slate roof covering and UPVC doors and windows to match existing .

The proposals are to also install solar Photovoltaic panels to the rear and grey roof windows to the front.

4.2 The internal layout will be designed using good practice design principles and in accordance with current building regulations.

5.0 Sustainability

5.1 Sustainability has been considered throughout the development of the proposals:

- The existing dwelling is sustainably located close to local shops and facilities.
- Materials will be sourced locally wherever possible.
- The site is in Flood Zone 1 which means that there is a low probability of flooding. Notwithstanding any new drainage will be designed by a suitably qualified person.
- The internal layout will be designed carefully to maximise the benefits of the path of the sun. The main area of use (kitchen/living) will be to the rear/south of the dwelling maximising the benefits of daylight and minimising the use of artificial lighting during daylight hours.
- Heat losses through the fabric of the building will be minimised by the use of high levels of insulation in line with current building regulations.
- Time and temperature controls with occupant override will also be provided.

6. Access statement

- 6.1. The application site is accessed via Tune Street. The 1 Motorway is 3 miles to the west running north to south between London and Leeds and Linking with the M62 Motorway around 15 miles to the north which runs east to west between Hull and Liverpool
- 6.2. There are bus stops on Sheffield Road to the west of the application site around 200mtrs away which regular services to Barnsley town centre and Sheffield.
- 6.3. The main Barnsley railway station is around 1km to the north of the site with direct services to Wakefield, Leeds and Sheffield.
- 6.4. Bathrooms and separate WC's will be designed in accordance with Part M of the Building Regulations. All new switches, sockets and other similar controls such as thermostats will be located between 450mm and 1200mm from finished floor level, in accordance with Building Regulations Part M. In principal rooms, window sills will not exceed 800mm high with control no higher than 1.2m.