

45A VICTORIA ROAD, BARNSELY S70 2BU
PLANNING
DESIGN AND ACCESS STATEMENT



Introduction

The proposed outbuilding works/extensions will be taking place at:

45A Victoria Road

Barnsley

S70 2BU

The client would like to utilise some of the rear garden space and create a garden room. This will include

The Design

The proposal is for the extension to an existing garden store and covered area to create a garden room with a full glazed elevation that ties into the external paved garden area.

As part of the works and to tie in the existing garage and outbuildings in a more sympathetic manner to the current building the existing garage and new

garden will be tied together using a pitched roof which means extending the existing stone work to garage gable to create a pictured roof. The new additions have been designed to complement the existing dwelling and the stone work and roof tiling used will be to match the existing main dwelling.

Trees

The neighbour's trees which are covered by a TPO greatly overhang the property causing issue/damage and as such the client has had approval to prune these back which would be done as and when the works are constructed

- APPLICATION NO: 2020/0295

Although the roof is being raised slightly this will not impact on the trees and trimming works that have been approved in the above application.

Conclusion

The new outbuilding alterations have been designed to work with the existing buildings and tie in with its look feel and aesthetic and where possible has been designed to retain architectural items of merit within the existing dwelling.

IMAGES OF EXISTING GARAGE AND OUTBUILDING











