

Erection Of Single Storey Rear Extension

To

6 Birks Lane – Mill House Green – Barnsley

PLANNING STATEMENT



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PLANNING ISSUES

Site Description

The site is located on the within the Mill House Green area of Barnsley. It is in a sustainable location on a current bus route, with easy access to shops, and community facilities within the local area. The application site currently features an the existing Semi detached house with associated garden area .

The Proposal

The proposal involves the erection of a Single Storey Rear Extension to Create a Larger Bedroom and Sun Room.

Amount of Development

The existing garden can suitably accommodate the additional extension and there would be no harmful impact on the residential amenity of the occupiers of neighbouring dwellings as a result.

DESIGN ISSUES

Impact on Neighbour's Residential Amenity

The advised standard of separation between the main habitable room ground floor windows is generally 12 metres (Back to Side) which is supported by the guidance in the SPG 'Designing House Extensions'. The proposed extension achieves no overlooking issues to neighbouring properties.

Scale

The proposed extension will be a maximum 3.5 meters projection from rear of the existing house. .

Landscaping

The existing landscaping is to be maintained on the boundaries, to lessen the impact on the adjacent properties.

Appearance

In terms of the external appearance of the proposed new extension will display the same design characteristics of the existing house.

The materials to be incorporated into the development are proposed to match those utilised within the existing dwelling on the site. The roof tiles are to be red brick to match existing. The roof is proposed to be constructed in Grey concrete tile to match the existing. Windows and doors are to be white UPVC and gutters and down pipes to be Black UPVC. These materials proposed are open for discussion with the authority. Any preferred materials can be imposed by a suitably worded condition, requesting samples of materials to be presented to the authority prior to the commencement of development.

The applicant is also providing a sustainable development and will provide a dwelling that is in full compliance of the new Part L Building Regulations. Therefore, the new extension will have standards of cavity wall, floor and loft insulation together with window specifications that will ensure that the thermal insulation properties of the new extension to meet the stringent new regulations.

ACCESS ISSUES

The existing access and parking arrangements are not affected.