

7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

Mobile: 07591 206 852

Email: admin@dk-designs.co.uk

VAT Registration No: 242008451

Company Registration No: 09668503

DESIGN & ACCESS / HERITAGE STATEMENT

18 Carr Head Lane
Howbrook
S35 7HG



05 April 2022



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1 Proposed Site

- 1.1 18 Carr Head Road is a two storey semi detached residential property, with a detached double garage.
- 1.2 Current existing garage footprint – 61 m2
Total proposed garage footprint – 63 m2
- 1.3 The site is situated on off Hollinberry Lane, Howbrook, governed by Barnsley Metropolitan Borough Council, the Local Parish Council is Wortley.
- 1.4 18 Carr Head Road, is not a listed building, lies outside Conservation area, however situated on Greenbelt land.
- 1.5 This residential development was constructed circa 1960's
- 1.6 We consider the site to be in an already developed residential area, with new build properties & various extensions / alterations added to properties surrounding.

2 Design

- 2.1 The property is constructed of stone exterior, with concrete tiled roof, white upvc windows & doors. The garage is constructed of stone & timber clad with sheet roofing.
- 2.2 Grassed gardens surround the frontage of the property with various hedge/bush/trees to landscape.
- 2.3 The garage will be constructed of stone, render & cladding, to be in keeping with the existing property & sympathetic to the surrounding area.

Cream/off white render, cladding & stone to external faces





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3 Proposed Use

- 3.1 The garage is in desperate need of repair, structural causes for concern as cracks on the floor & walls.
- 3.2 The proposal is to demolish & rebuild the garage, in similar size, to hold 2 vehicles, creating a store area, office & garden room.

4 Access

- 4.1 Access to the property will remain unchanged.

5 Planning History

- 5.1 There are no previous planning applications for this property to view on the Barnsley Planning Portal website

6 Ecology

- 6.1 Upon a visual inspection there is no evidence of bats roosting or any other protected species within the property boundary, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted.
- 6.2 To our knowledge, there are no TPO trees within the boundary of this property. Again, should this not be the case, all works shall be stopped immediately. A specialist will be consulted.



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7 Photos

Property front / side



Opposite 18 Carr Head Road





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View down Carr Head Road, towards Hollingberry Lane



Mix of materials of neighbouring properties

Brick – Render – Stone



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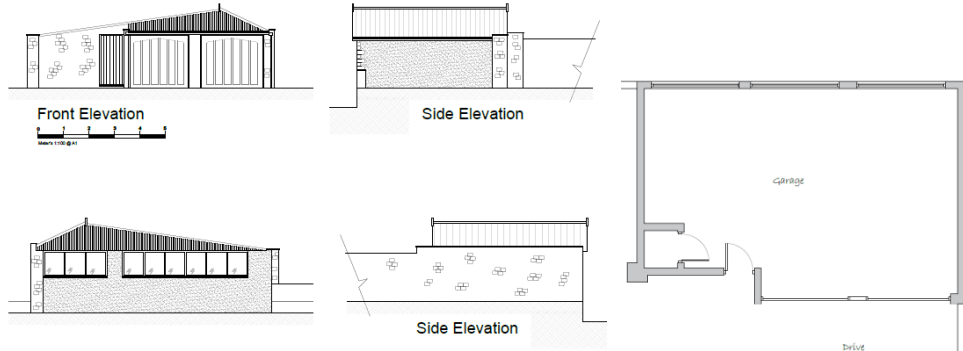
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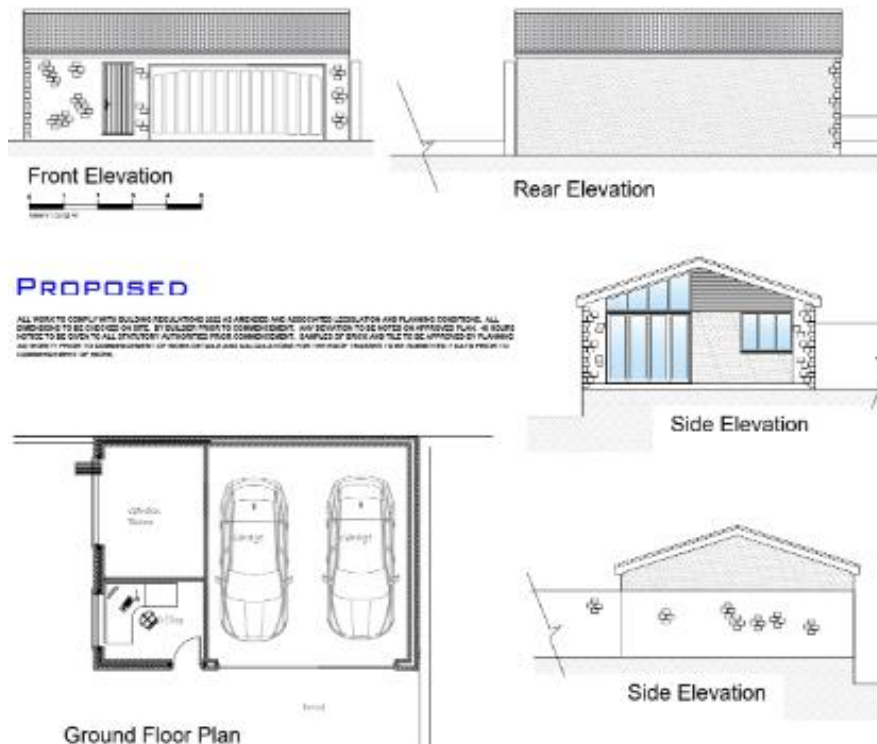
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Existing Plan.



Proposed Plan.



8 Conclusion

The proposed demolition / rebuild of the detached garaged has been designed sympathetically with the neighbouring properties in mind, we do not see this will cause any privacy issues to the neighbouring properties.

We therefore ask the Local Authority to consider this document in support & grant this application.