Design Statement - 443 Rotherham Road, Barnsley S71 1UX

It is noted that the proposed extension does not fulfill all the requirement in your Guidance Document "Supplementary Planning Document House Extensions and other domestic alterations Adopted in May 2019"
But this is only the guidance and as it states "Larger extensions may be considered in certain circumstances" and the property has had no previous extensions. The existing house is stepped on the rear elevation with a projection of 4.4M by 1.360M which contains the coal store and WC built as part of the original dwelling. The proposed extension only projects 600mm further.

The existing semi-detached property lies within a considerable site curtilage with 35m depth of garden from the exiting rear stepped facade with the majority of the extension not encroaching into this area by more than 600mm leaving a garden depth of 34.4m approximately. This ensures retention of garden and recreation space of the existing dwelling well in excess of the 50% guidance.

The rear extension will not affect any of the existing mature trees on the rear boundary which are in need of some pruning by a qualified tree surgeon.

The building style and materials will be in character with the local surrounding area. The rear extension visually is like a first floor extension when viewed from all elevations, as the existing facades steps out 4.4m at ground floor.

The continuity of the side elevation brickwork indicates that the rear projection was built at the time of the existing dwelling. The mass and scale of the rear extension is in keeping with the host building.

The stepping in of the party boundary elevation ensures that the host building features are retained. It was intended not to incorporate the corner brick quoins at first floor level to rear corners, to emphasise that this is an extension to the host building. I am open to your thoughts on this as part of the application process.

The rear extension is stepped in 600mm from the party wall boundary at ground floor level and a further 1m to 1.6m at first floor level so as not to adversely affect the amenity of the neighbouring property. In respect to the mass of wall on this elevation, the stepping in, change of materials and colour with the mono pitch roof with roof lights breaking up the elevation making it visually more pleasing. Also the stepping in of the boundary elevation reduces the overshadowing to the adjoining property.

The rear extension does not affect the character of the street scene as it is not visible from the highway.

It is intended to keep the brick quoins at the junction between the existing and first floor extension on the side elevation to define where the extension starts.
The ground floor brickwork will be maintained subject to Building Regulation approval regarding the adequacy of foundations to carry additional first floor loadings.

The roof ridge line of the rear extension is lower than the existing, so as to define the extension line, and the Roof pitches are maintained.

Building elements e.g. materials, plinths, hips and ridges will be used to maintain the character of the host building.

The existing bay window on the side elevation will be increased in size by approximately 150mm into the driveway still allowing vehicular access to rear and approximately 900mm in width. This will allow the installation of a side access door and flag light window. At present both 441 and 443 have bay windows opposite each other with clear glass, the provision of the door and flag window with obscure glass will give privacy to both properties and improve the existing situation.
It is intended to alter the flat roof to a pitched roof, due to water ingress problems with the existing flat roof.
All glazing to side elevation with 441 is to be obscure for additional privacy.
The side extension will also allow the installation of an inside ground floor WC.

The rear extension results in no overlooking of habitable room windows to nearby houses or private gardens. The day room has windows in the side elevation but these are at high level and have obscure glazing. The garden is at 35m long is over the 21m required to houses at the rear.

All materials to be the same size colour and texture as existing house except for the roof covering due to water ingress, the main roof and extension is to have Marley modern grey concrete tiles or similar.

Existing parking facilities within the curtilage are to be maintained and the existing detached garage is to remain. Highway sight lines are existing and adequate, with a wide pavement area before the kerb line.

The plans of the rear extension have been shared with the owners of 441 and 445 and they had no adverse comment and 445 are themselves intending to build a two storey rear extension of a similar design. Should they have any objections no doubt these will be made as part of the planning process.

I consider that the two storey extension only 600mm beyond the existing face of the rear facade to be reasonable and that the site in general is capable of holding the proposed extensions without a detrimental affect to the neighbouring properties.

It is intended to serve notice on the adjacent property under the Party Wall Act, once Planning permission is granted and a Building Regulations application is submitted.

Should you wish to discuss anything in this statement please feel free to contact me, (Agent) Nigel Boothroyd - 07813002336