# Planning Statement

Northlight Architecture Ltd
30A Station Road
Holmfirth
HD9 1AB

Project: Proposed extension to rear of:
1 Burnham Avenue
Staincross
Barnsley
S75 6LX

Date: 01st September 2010

Pages: 1

Ref: 10.0460

**EXISTING BUILDING:**

The existing house is a terraced property constructed in brick walls under pitched tiled roof. A glazed conservatory is situated to the rear of the property and a 2 storey extension is found at the southern side of the original house.

**THE PROPOSED USE:**

The proposal is to remove the existing conservatory and replace with a brick built garden room with full height glazed doors & windows under hipped, tiled roof. An existing bedroom window at first floor level will also be adapted to provide a full height, inward opening window with Juliet type balcony arrangement.

**LANDSCAPING:**

Existing areas of concrete hardstanding & paved patio areas to the rear of the property are to be replaced with timber decking. Boundary treatment is to remain as existing, except to the southern boundary, where no fence or wall currently exists. In this location it is proposed that a 1.8m high close boarded timber fence be erected.

**ACCESS & PARKING:**

Vehicular and pedestrian access to the property is from Burnham Avenue at the front. Parking for 2 vehicles exists on an area of hardstanding to the front. There is no proposal to change the existing access & parking arrangements.

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