

DESIGN & ACCESS STATEMENT HOUSEHOLDER PLANNING APPLICATION.
Mr & Mrs D & L Nixon 1 Tredis Close Monk Bretton Barnsley.

1. Existing House.

- The Application relates to an existing 3 bedroom detached dwelling which was extended around 1999, with a rear and side single storey extension.
- The house is located on the junction of Tredis Close with Newlyn Drive.
- The existing vehicle access is to the rear of the property off Newlyn Drive, giving access to a hard standing area, single garage and 'hard' landscaped garden.
- The house is at a higher level than the rear garden and parking area and pedestrian access is up six external steps to the existing narrow patio level.
- The rear garden/parking area has a brick boundary wall with brick pillars and timber fencing between to Newlyn Drive and the adjacent dwelling no. 24 Newlyn Drive, with a timber fence separating the rear garden from No. 3 Tredis Close.
- The front garden is lawn surrounded by a Hawthorn Hedge, with concrete access path to the pedestrian access into Tredis Close.

2. Extent of Work.

- The work to the house involves the modification and enlargement of the existing single storey extension to form a two-storey extension with the main roof extended over the new rear storey and a subordinate hipped roof over the new storey of the extended side 'wing'.
- As part of the modification, a bay window has been created to the rear elevation with patio doors.
- A single storey porch has been created to form a new 'back' door and cloakroom into the house. This will have a level access threshold.
- A new vehicle access is proposed from Tredis Close with car parking provision being relocated from the rear garden to the front garden area. This will allow the rear garden to become a 'soft' landscaped area, primarily lawn and shrubs, with an extended patio for amenity and leisure.
A timber shed/summer house will be provided for 'garden' storage and to facilitate the leisure use.
- The existing lower garden area to be raised to provide easier access via new steps to the house and the brick and fence boundary wall gaps to be in-filled to match the existing. It is proposed that the brick pillars and fence be raised by approximately 300mm to provide privacy for the clients.

3. Design.

- The approach has been to provide additional internal space to the house whilst ensuring an overall balance to the scale and shape of the building.
- Careful consideration has been given to the North East (side) elevation which overlooks Newlyn Drive following the meeting and comments with the Planning

Officer. The client was keen to avoid windows at 1st Floor Level on this elevation for privacy (overlooking) for them and their neighbours across Newlyn Drive and to facilitate a better layout for the extended Master Bedroom.

In view of this we have suggested decorative raised circular brickwork in the form of two 'porthole' shapes and a decorative brickwork semi-circular arch over the patio doors.

It is thought that these will provide subtle visual relief to the high level brickwork on this elevation.

- The new porch will also provide visual interest on an otherwise large plain area of brickwork.

4. Neighbour Consultation.

It is understood that our clients have already been in discussion with their neighbours at No. 24 Newlyn Drive who have recently had plans submitted for an extension on the side of the house facing our client's property. (Application No. 2008/1113).

It is believed that our clients intend to discuss the proposals with the neighbours at No. 3 Tredis Close on receipt of the planning application drawings from ourselves.

5. Access.

The proposal to create a new relocated vehicle and pedestrian access from Tredis Close is to provide a disabled wheelchair level access and generally easier access into the house from the new porch, proposed front car parking area and Tredis Close pavement. This would not be possible with the current lower level vehicle and pedestrian access.

In order to form a 4.000m wide vehicle access, the existing lamp standard will require moving by approximately 2.000m. A quotation has been provided by the Street Lighting Section of the Council for this work.

The existing dropped kerb to No. 3 Tredis Close will be extended to suit the new access width to the standard Highways' specification.

The existing Hawthorn Hedge to Tredis Close will be trimmed and maintained at a maximum height of 1.000m to provide adequate visibility for highway safety.