PROPOSED DETACHED DOUBLE GARAGE WITH ROOM ABOVE at REAR of No. 88 WATH ROAD, ELSECAR, BARNSLEY

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is situated approximately 9 kilometres south east of Barnsley town centre located in the village of Elsecar.

The site is bounded to the east by Wath Road B6097, to the north and west by Holy Trinity church and graveyard and to the east by mature residential development of Gray Street.



Photograph 1 – Site of proposed building

Additional Information

Planning approval was given on the 21-08-2012, application number 2012/0763, to convert this property from a drinking establishment (A4) to a residential dwelling (C3), including the erection of a detached double garage and external alterations. Works on the change of use and the majority of the external works are complete, but the garage has not been constructed.

Proposal

The proposal is for the demolition of an existing dilapidated and dangerous outbuilding as under the previous application, and to replace it with a new detached double garage of modern construction, with a leisure room above.

The proposed extension is intended to provide garaging for two private cars and to provide a relaxation area and external WC facilities to allow the applicant and his growing family to better enjoy the amenity of the house and garden.



Photograph 1 - Existing building to be demolished

Design Considerations

The extension will be constructed in a traditional style with a natural coursed sandstone front elevation and facing brickwork to the rear and sides, a natural slate or plain grey tile roof will be used all to match the existing dwelling. These materials also match and compliment the surrounding properties in the area.

This approach means that the extension is common to the other traditional buildings in the area and helps the proposal fit into its setting by matching the vernacular building style. The proposed roof height will be no higher than the existing outbuilding and is only 600mm higher than the roof of the garage approved under application number 2012/0763. The footprint of the proposal is only 14% larger at 59.5 m^2 than that of the original approved detached garage of 52m^2.

Parking and Access

There will be no additional impact on the access to the dwelling which will continue from the existing access off Wath Road. However in the interests of highway safety, a new turning area is to be constructed adjacent to the garage to allow safe access and egress onto the public highway.

Current parking arrangements will be improved as vehicles will now be garaged and parked away from the highway to the rear of the dwelling.



Photograph 2 - Existing access off Wath Road



Photograph 3 - Existing tarmac driveway (to be repaired)

Impact on Neighbouring Dwellings/Buildings

The proposed site of the new building is well shielded by a mature hedge from adjacent properties on Gray Street and will have negligible impact. The site is well shielded from the public highway, so the street scene will be unaffected, and is remote from the adjacent church and graveyard and dwellings on Wath Road.

Flood Risk Assessment and drainage

The property does not lie within a designated flood risk zone and is does not have any history of flooding, therefore a flood risk assessment is not required.

Foul flows will be connected to the existing private combined drainage system serving the property, with the drainage run entirely in land owned by the applicant in the curtilage of the dwelling. Surface water will be connected to a soakaway, following confirmation that ground conditions are permeable.