

Planning Statement

Project : Proposed Two Storey Extension To The Side, and single storey rear extension of Dwelling

Site Address : 1 Winchester Way,
Ardsley,
Barnsley,
South Yorkshire.
S71 5DE

Date : June 2011

1. 0 Introduction

The proposed works consist of the construction of a new 1 storey rear & 2 storey side extension to form an enlarged kitchen, lounge, WC, Utility Room, Bedroom and En-suite accommodation.

2.0 Site Description

The site is in a residential area where many of the existing properties have been extended. The main frontage is south facing to a public highway.

3.0 Proposals

In arriving at the current proposals, significant thought has been given to minimising the impact upon main street frontage. Building materials have been chosen that match the existing property to form an extension style that reflects adjacent properties in the immediate area.

The works will include the demolition of the existing side extension. The new extension will have a footplate of 37m², with the design in line with guidelines as set out in SPG4 (May 2003).

4.0 Impact on Neighbours

There is absolutely no danger that the proposals will have an adverse impact upon the outlook of adjoining properties.

The physical bulk will be slightly increased with the only significant difference to the outlook being a positive one.

5.0 Parking

The property currently has off road provision for 2 no. vehicles. The existing vehicle entrance is to move slightly as indicated on drawing 2011-01-02 to retain this provision for off road parking.