Erection Of Garage

At

25 Beechhouse Road - Hemmingfield

PLANNING STATEMENT

DK DESIGNS
FUTURE PROJECTS TODAY

96 Blackburn Drive, Chapeltown, Sheffield, S35 2ZP
Tel/Fax : 05602566459
email :- designs@dk-designs.co.uk web:- www.dk-designs.co.uk

PLANNING ISSUES

Site Description

The site is located on the within the Hemmingfield area of Barnsley. It is in a sustainable location on a current bus route, with easy access to shops, and community facilities within the local area. The application site currently features an the existing Detached Bungalow with associated garden area .

The Proposal

The proposal involves the erection of a Single Storey Garage with Sun Room to the rear, to replace the existing garage.

Amount of Development

The existing garden can suitably accommodate the new garage and there would be no harmful impact on the residential amenity of the occupiers of neighbouring dwellings as a result.

DESIGN ISSUES

Scale

The proposed garage will be a maximum 7 meters projection.

Landscaping

The existing landscaping is to be maintained on the boundaries, to lessen the impact on the adjacent properties.

Appearance

In terms of the external appearance of the proposed new garage will display the same design characteristics of the existing house.
The materials to be incorporated into the development are proposed to match those utilised within the existing dwelling on the site. The bricks are to match the existing house. The roof is proposed to be constructed in Grey concrete tile to match the existing. Windows and doors are to be white UPVC and gutters and down pipes to be Black UPVC. These materials proposed are open for discussion with the authority. Any preferred materials can be imposed by a suitably worded condition, requesting samples of materials to be presented to the authority prior to the commencement of development.

ACCESS ISSUES

The existing access and parking arrangements are not affected.