

CLEINT:

Mr L. Whittaker & Miss I. Darlow

TITLE:

Planning Statement.

PROJECT:

Erection of single storey rear extension under permitted development.



DATE:

07.11.2019

LOCATION:

**34 Wood Walk
Wombwell
Barnsley
S73 0NG**

Company No. 11767012

Hinchliffe
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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Lawful Development Application for a new rear extension to 34 Wood Walk, Wombwell, a village to the south-east of Barnsley.

Site Context

- 34 Wood Walk is located towards the south-west of the village of Wombwell.
- The area in the immediate vicinity of Wood Walk (B6096) is residential.
- The existing property is semi-detached and retains a slate roof and coursed red brickwork.
- The site is approximately 476.75m² / 0.047675ha

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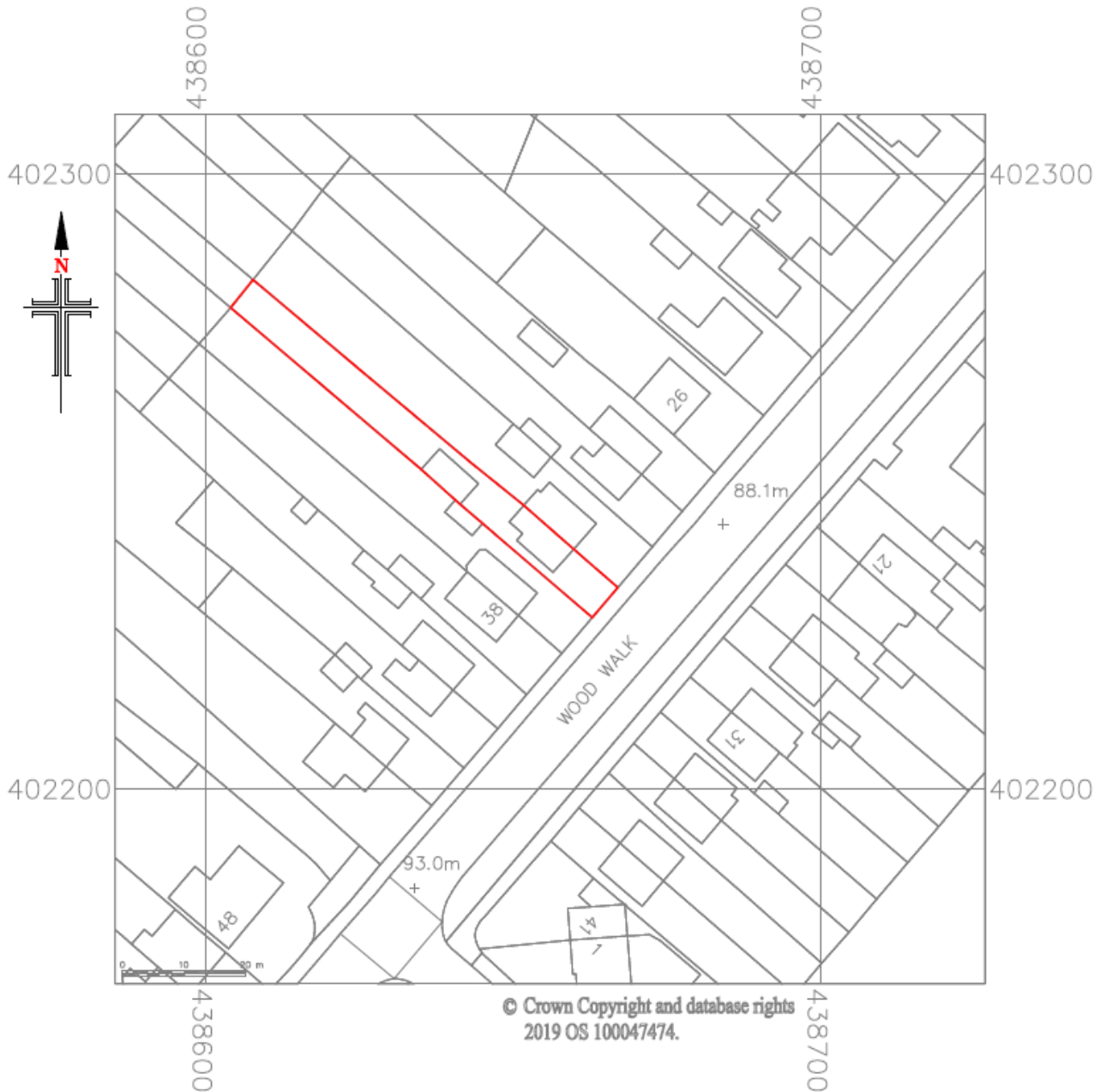
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Location / Ownership

The below plan indicates the clients' ownership boundary:



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Design

- The proposed rear extension has been designed in accordance with permitted development guidance. The proposed materials will match the existing dwelling, the projection from the original dwelling is 3m, the maximum eaves height will be 2.75m and the maximum height will be 3.4m. The proposals will retain the majority of the existing single storey addition and will extend to the existing external line of the dwelling, the roof will be replaced from flat to a pitched roof to be more in keeping with the original dwelling and the adjoining property.

Access

- Existing access to the dwelling will remain unaltered by the proposal.

Parking

- The proposal will not affect the existing parking arrangements on the site.





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