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Dear Sir/Madame

Re. The erection of a two storey side extension to a dwell at Dean Lane Farm, Dean Lane Hepworth HD9 1RL.

Description. The host property is a converted barn that has previously had planning permission to demolish and rebuild the garage which has been done. It also had planning permission for a single storey side extension which has not been built,

Two storey extension. The proposal is now to build a two storey side extension instead of the single storey one this will create an extra bedroom above the extra downstairs space. The new extension will be set in at both front and rear so that it looks subservient to the existing house. It will be constructed in stone with the same coursing as the original building and have a feature window in the end to take advantage of the excellent view afforded from there.

Drainage and Flood Risk. It is proposed to connect the new surface water runoff into the existing soak away system. The extra foul drainage will be connected into the existing foul drainage system that the dwelling will be built over which feed into the existing septic tank in the garden. There are no flood risk issues at the site and the works will not lead to flooding elsewhere.

Protected Species. There will be no impact upon protected species. In fact the way the barn has been converted with vaulted ceilings and exposed timber beams has limited any scope for the expansion of biodiversity. It is therefore proposed to include bat and bird roosting boxes into the stonework to compensate for this omission.

Trees. There are no mature trees within 20m of the extension.

Summary. The proposals to provide a proportionate extension to the dwelling have been carefully designed to fit in with the existing buildings and respect the architectural vernacular. They are of a size and scale that is appropriate and use good quality natural

materials which will enhance the visual amenity. We look forward to receiving the councils support with regard to these proposals, however please don't hesitate to contact me should you require any further information at this stage.

Yours Sincereley John Blackburn.