

Design Statement

Proposed Garden Room and Hobby Workshop 8m x 4m x 3.2m High To Rear of No 1 Pagdin Drive Styrrup

Design Element

This former council owned semi-detached house is situated on the corner of Pagdin Drive and Serlby Rd with the rear garden being parallel to Serlby Road. This building lies near the outer limits of the village but adjacent to a low use bus route. The properties current primary use is of course purely for residential use.

The house itself has a traditional construction of clay flat tile pitched roof, wire cut facing bricks forming cavity walls, white pvcu framed windows with double glazing and brick to lintols. Facias are timber with paint finish and black plastic guttering.

This planning application is to create a comfortable outside area to enjoy the garden , fresh air and to encourage a feel good factor with an outside space that can also be enjoyed when the weather becomes inclement. The store/workshop is self explanatory and required for secure storage and basic maintenance/cleaning of a motorcycle.

With regard to the design of the proposal, the external appearance and size of the proposal, the applicant has given considerable thought to minimise any impact by reducing the roof pitch and external natural stone to visible wall faces.

Amount

The amount of additional development proposed is limited to that stated above.

Use

The proposal will be solely for residential usage.

Layout

Layout of the proposal was determined by the limitations of the existing side boundary and the adjacent bus stop..

Landscaping

There are no planned landscaping areas other than to create a private garden, drive access and build retaining walls shown on plan and to retain those boundary treatments already in place.

Appearance/Impact on Listed Buildings

The appearance is designed to eliminate any new add-on appearance and to gel with the existing building and surroundings.

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