DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

LAND ADJACENT TO AND BETWEEN NUMBERS 30 & 38 BRIDGE ST.

PENISTONE

SHEFFIELD

S36 6AJ

This is to support the renewal of the current Planning Permission No 2014/0783 which will expire on 21/8/2017

INTRODUCTION

This is a Design and Access Statement in support of an
Planning application for residential development on land adjacent 30 Bridge Street Penistone.
All matters reserved.

THE SITE.

The site is located on the northern side of Bridge Street within an established residential area on the fringe of Penistone town centre. The site is currently garden land to no: 30 and is bounded to the northern boundary with 1.8m concrete post and timber screen fence and to the western boundary by a mixed shrub hedge, both of which will be unaffected. The narrow site frontage has a dry stone wall which can adequately accommodate a new entrance. The site is surrounded by two storey dwellings in a mixture of natural and artificial stone and slate roof coverings.
The site is well served by a public transport and is within walking distance of Penistone centre amenities.

PROPOSALS.

The proposals are in line with relevant policies contained in the current UDP in particular H8, and SPG3 Infill Development. Whilst the dwellings to the north of the site are set at a lower level it is considered that detailed design of the proposed dwelling will provide adequate separation, and maintain privacy and amenity for those residents. The existing properties adjacent the site are both two storey of traditional design and it is considered that the design of the proposed dwelling will complement the streetscape.

ACCESS

Access to the site can be achieved from Bridge Street with adequate visibility.

ASSESMENT

With regard to the context of the site and its surroundings, development of this site will not be detrimental to adjacent properties and landscape features and will fulfil Local and National Policies.