

supporting statement for redesign/repositioning
of chalet style bungalow & the addition of
a single storey garage/garden store at
HIGHGATE (BETWEEN NOS 68 & 72) BROOMHILL

ST3-04G.

ms. samantha Pearce.

* RESUBMISSION 2020/1087 *

DESIGN & ACCESS STATEMENT.

PROPOSAL:- To build one detached two storey chalet style BERGALON (to replace the ERG approved by BMBC) with the addition of a single storey flat roofed garage/garden store.

THE SITE:- is located within the residential envelope of Broomhill village.

Site levels are currently being reduced in line with the agreement with Mr Kieran Dunn planning officer.

SURROUNDINGS:- Highgate/Pontefract Road has over a very long period of time been developed with individual dwellings of a multitude of designs using many styles of facing materials.

ACCESS:- a) there are no rights of way within the site.
b) driveway/turning areas are proposed as shown on the site plan, this area will also act as visitor parking.

c) personal access to the front & rear will be by surfaced pathways, ramped access will be formed for wheel chair uses.

d) access will also suffice for:-

- 1) postal services
- 2) refuse/recycling collection
- 3) emergency services.

GENERAL:-

- a) gas, electricity & towns water supplies are all available within the main road.
- b) mains drainage is available.
- c) public transport is available thro' the village.
- d) there are excellent road links to both shopping areas & areas of employment.
- e) the proposal does not affect any water course.
- f) the proposal is not within greenbelt or near to any listed buildings.
- g) building regulations will be submitted to BMRC taking into account green issues, disabled well-being & fire safety.

PLANNING POLICY:- the proposal has been formulated in line with the advice given in PP1 & PP3 housing.

- 1) the site is in a suitable location for development.
- 2) the proposal makes effective use of the land.
- 3) the proposed dwelling will deliver a high quality development which is appropriate to the site/area.

ASSESSMENT/CONCLUSION:- the site is within an existing residential area & is an infill development. The orientation of the proposal will not adversely impact on the existing adjacent properties.

In conclusion, taking Mr Kieron Dunns advice into account the proposal seems acceptable.