

Design and Access Statement for Three dormer Bungalows to replace Fire damaged dwelling

Design

Use

This is a Full Planning application for 3 dwellings, following demolition of existing fire damaged dwelling. The site amounts to approximately 0.06 hectares within a residential area Kendray.

Amount

The proposal is for 3 terraced dormer dwellings. The dwellings will consist of three (two bedroomed) properties.

Layout

The application site is in the residential area of Kendray and is bordered by existing dwellings and sports clubs.

Scale

The dwellings will blend in with the adjacent dwellings in size, shape and proportion. It is in keeping with the remainder of the area and therefore does not overpower or overrule any adjacent properties. The street view will be balanced and in scale to recent development surrounding the proposal.

Appearance

The proposal is similar in design and appearance to the adjacent dwellings. The remainder of the street scene varies in size, shape and proportions as the buildings and area have been developed over time, but are of a similar design and appearance.

The proposed dwellings are to be built in brick. The main roof will be gabled with concrete tiles. The windows and doors are to be upvc. The visual appearance reflects the area in style and looks.

Windows have been positioned as to not lose privacy and satisfies South Yorkshire Design Guide.

Landscaping

A garden amenity space will be provided to satisfy South Yorkshire Design Guide.

Access

Access to the development has been provided off the highway to the dwellings. Each Two bedroomed Dormer Bungalow has been provided with a car parking space each and wone visitor space provided. Fottpath access is provided to all rear gardens which will also house the bin storage.