

Application For A Pair Of Semi Detached Houses At
10 Lund Avenue Lundwood BarnsleyS71 5NP

Design & Access Statement

This is an application to erect a pair of semi detached houses at 10 Lund Avenue Lundwood Barnsley.

The plot in question is at present the front garden of number 10 Lund Avenue & is situated approximately 400 metres from Pontefract road which has bus stops to & from Barnsley & Cudworth.

In order for the proposed dwellings not to have an overbearing effect on the existing or the adjacent bungalow (Mayfair) it is proposed to construct concrete retaining walls (which will be brick or stone faced) in order to reduce the level of the existing garden. Mr. Clare has a bakery business nearby in Lundwood & his son & daughter, who presently live at home, both work for & are directors of the company. It is Mr. Clare's wish to help them gain a foothold in the housing market & also be in close proximity to the business.

The owners of the adjacent bungalow have been consulted & have no objections to the proposal.

Whilst the front garden of no 10 will be used Mr. Clare has more than enough land within his curtilage to create another garden for himself.

Design

The houses will be constructed of brickwork & roof tiles to match the existing dwellings in the area.

Access

It is proposed to reposition the existing access / driveway which will be an improvement to what exists at the present time.

There will be no additional traffic to the site due to this development due to the fact that it is already used by the family.

Parking is to be provided at the front of the dwellings.

Drainage

There is an existing foul sewer inspection chamber adjacent the right hand side of the existing bungalow & it is proposed that the foul drainage from the new houses will be pumped into this.

The surface water will be taken to soakaways a minimum of 5 metres from the dwellings.