

DESIGN AND ACCESS STATEMENT

PROPOSED ERECTION OF BUNGALOW WITH INTEGRAL GARAGE LAND ADJACENT TO; 30 CHAPEL LANE, CARLTON, BARNSELEY, S71 3LE

Proposal.

The planning application relates to erection of two bedroom bungalow with single integral garage.

The site levels are shown on the attached documentation on drawing no. D-005-Site Plan - Levels (1200 on A4) and the subject land is located adjacent to number 30 Chapel Lane, the land has a stone boundary wall separating the site from Chapel Lane. The boundary wall abuts a narrow footpath fronting Chapel Lane.

The following design and access statement is set out under the standard headings.

Use.

The existing land is currently unused and over grown. The land is owned by the applicants.

The intended erection of dwelling will provide a two bedroom bungalow with single integral garage.

Amount.

All of the existing internal accommodation/floor area will be used for domestic accommodation with a total internal floor area of approximately 93m². There will be gardens and a driveway to the dwelling.

Layout.

Layout of the property is as shown upon the following drawings which form part of the planning application:-

- 11.239/D-001B-Proposed Plans - Option 2, RevB
- 11.239/D-002B-Proposed Elevations - Option 2, RevA
- 11.239/D-003-Location Plan
- 11.239/D-004A-Existing Site Plan
- 11.239/D-004B-Proposed Site Plan - Option 2, RevA
- 11.239/D-005-Site Plan - Levels

Landscaping.

Currently the land is overgrown, it is proposed there will be a driveway leading from Chapel Lane to the integral garage with concrete or block paved areas to front, rear and left hand side of the property with soft landscaping to the right hand side of the premises creating a garden area.

The garden area to the right hand (North East) side of the property and the rear (West) boundary is to have an overall height of 1.8 meters high to create private garden areas. The North East elevation also incorporates a 33m visibility splay so that the 1.8 meter high timber fencing bolted to the top of the existing stone boundary wall does not cause visibility obstruction/issues to traffic/pedestrians on Chapel Lane.

An opening to the existing front boundary wall will be created to form an opening for vehicular access which will provided a minimum of two off-road parking spaces.

Appearance.

Where possible the proposed dwelling will be in-keeping with the surrounding dwellings, be built using brickwork, concrete tiled roof and PVCu rainwater goods, windows and door components.

Vehicular and Transport Links.

The property resides within a village of mostly residential properties with good public transport facilities, road network and other amenities. Currently there are no car parking facilities to the land and the proposed application will create a minimum of two off-road parking spaces.

Inclusive Access.

The erection of a domestic dwelling will include for inclusive access wherever possible and in compliance with the 'Building Regulations 2000, Approved Document M – Access to and Use of Buildings' (2004 edition) will be adhered to wherever possible.