DESIGN & ACCESS STATEMENT

Relating to Proposed Extension to Bungalow & Formation of an Additional Dwelling Unit, At 2, Selbourne Close, Barugh Green, Barnsley.

Applicant: Mr M Bradshaw.

1. Introduction.

1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP of SEA Planning Limited.

1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed extension and its relationship with the surrounding premises and the character of the wider area. The design of the proposed extension replicates that of both the originally built bungalow and also the previous extension in all respects. The principle of this proposal and its external appearance are therefore considered to be acceptable in all respects. The statement also highlights the particular characteristics of the existing access and the creation of an adjacent access to serve the new dwelling unit.

1.3 The proposal involves the construction of a new single storey extension to the side of the bungalow and a link extension to the garage at the rear, part of which is to be retained for use as a bedroom, as shown on the submitted plans. It is considered that the proposed development accords with the requirements and guidance given in the Council's UDP and should therefore be acceptable to the Council.

2. Design of the Proposed Development.

2.1 The site of the proposed development lies at the junction of Selbourne Close with Midhurst Grove, within this predominantly residential area. The dwelling has been designed to a very high standard to accord with the Council's current standards and guidelines and is proposed as a bungalow to match the existing bungalow at number 2 Selbourne Close. The dwellings in the area are a mix of bungalows and two-storey dwellings and a bungalow in this location is not considered to be out of character or scale with the buildings in the area. The site is virtually level and there are no particular characteristics relating to this site that could affect the layout or design of the proposed dwelling.

2.2 The design of the dwelling is proposed to match that of the existing bungalow and would be built on the same building line as the adjacent property as well. The side elevation of the proposed building has been set back away from the pavement along Midhurst Grove to ensure that a side garden area can be provided and so that the building is not viewed as being overly prominent within the street scene. The standard of external materials to be used on this dwelling will be high, with good quality facing bricks and roof tiles being used to match those in all respects on the adjacent property.

2.3 The design and layout of the proposed development replicates that of the existing bungalow and with the use of matching facing materials this is considered to be an acceptable form of development on this site.

3. Access Considerations.

3.1 In terms of the access drives that will serve the proposed development there is currently a single width driveway that serves number 2 Selbourne Close, which is onto Midhurst Grove and it is proposed that this will be retained to serve the new bungalow. An additional access will then be provided immediately adjacent to the existing one, as shown on the submitted plans, which will serve the existing bungalow.

3.2 The existing access and parking area works very well and it is considered that there should be no objections to the continued use of the existing access to serve the proposed dwelling. In addition to which, a new access alongside the existing one, which will accommodate the parking of two cars, will work equally as well and also provides a rear access to the garden that will be retained for number 2 Selbourne Close.

3.3 As mentioned above, the occupiers of the existing dwelling will be provided with two parking spaces adjacent to the rear garden, in line with the car parking facilities that serve a number of other dwellings on Midhurst Grove. The drive that will serve the new dwelling will only be used by the occupiers of that property and no vehicular access will be afforded to the occupiers of number 2 from that driveway.

3.4 It is considered that the use of the existing access to serve the proposed dwelling and the formation of an additional driveway adjacent to it will not have any material detriment on the amenities of neighbouring residents, or the interests of highway safety. The vehicular traffic associated with the proposed dwelling will not represent a significant increase in the traffic on the highway and as this replicates the existing access arrangements it is considered that there should be no objections from a highway safety viewpoint. As there are numerous similar access drives along the length of this road this proposal should be deemed to be acceptable in terms of highway and pedestrian safety considerations.