

## **DESIGN AND ACCESS STATEMENT**

PROPOSED FIRST FLOOR EXTENSION TO CREATE  
34 ADDITIONAL ROOMS AT  
HOYLAND RESIDENTIAL CARE HOME,  
MARKET STREET, HOYLAND  
S74 0EX

## **Introduction**

This statement demonstrates how the development of this site for residential use should be regarded as compliant with the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development and in accordance with Doncaster Council's local planning policy.

## **Site and Surrounding Context**

The application site is currently bounded residential housing to two sides and a large Tesco superstore to another. The existing building is access via market Street  
The site is not within any Conservation Area and there are no listed buildings in close proximity.  
The site is located in Flood Zone 1

It is considered that the proposed development will have no negative impact and on balance will have a neutral to positive impact upon the character and appearance of the area by virtue of good design.

## **Amount**

The proposal seeks to extended above the single storey area to create a first first extension with an additional 3 rooms.

The care home currently offers a variety of Care consisting of Older Person Care, Dementia care, Physical Disability care and Palliative care all of which there is much needed requirement for.

## **Layout**

The scale of the first floor extension is modest in relationship to the overall size of the care home. The design and layout of the rooms will reflect the needs of the end users. Externally is planned to be in keeping with the remaining care home though there has been numerous extension in the past the proposal is in scale and will sit comfortably with the current building and surrounding area. The scale and materials proposed reflect the materials within the vicinity of Stainforth and in keeping with the street scene appearance.

## **Access**

Main highway / pedestrian access will remain unchanged from the existing access. Access to the main building itself will again remain unchanged. The extension will be accessed through an existing corridor at first floor level

## **Conclusion**

Taking into account the above, it is considered that the proposals are sustainable, will help in terms of boosting much need supply residential care home rooms which itself will support economic activity and local services and businesses, will not be harmful to the environment and will be in accordance with Local plan Policy and the NPPF.

The proposed development is positive in the delivery of smaller scale development in a sustainable location and is in compliance with Local Plan policy and the national planning guidance contained within the NPPF, does not undermine the objectives of that planning policy and guidance and would cause no unacceptable harm to any party.