2012/0533
Erection of 1 cottage 27/29 Green Road, Penistone

Design & Access Statement

The Site

The site is currently paved for parking purposes by visitors or others by agreement The owner is moving and would prefer to see the site developed with a cottage rather than leave the site vacant It faces a Council owned strip of land which is informally landscaped To the western boundary is a footpath and to the rear some housing is evident The rear boundary is fenced off with a 1 8m timber fence

The Proposal

A simple 2 bed cottage is proposed All significant glazed areas are facing Green Road or East across open land The shape of the site allows ample private outdoor space for a small dwelling and a drive for parking off road The main outlooks are very open and attractive because of the council strip of land and the building has no impact on adjacent properties

Access

Access exists off Green Road and is unchanged The proposal will potentially have fewer vehicular movements than possible currently

Design

The building is in stone and in scale with other properties on the Green Road Frontage It is designed for a single person or couple but is not a major family home The windows to the rear and west are very restricted in size and it is proposed to use obscure glazing on upper windows The ground floor rear windows are screened by the fence and have no privacy issues The building proposed also does not directly face the rear housing the nearest building being 13 5 metres distant

Conclusion

This cottage will provide a useful affordable home in Penistone and although an irregular shape the site allows complete private attractive open space for a working

couple or single person who prefers an individual home with attractive open aspects to the main living spaces and low maintenance requirements It is a very sustainable development being within walking distance of Penistone Town Centre in line with the new NPPF It supports growth and innovation and helps the supply of new housing in Penistone at the affordable end of the market

MAC 0512