



DESIGN AND ACCESS STATEMENT

Rear 44 Littleworth Lane, Monk Bretton, Barnsley S71 2JR

This submission is in support of a planning application for the construction of a modest bungalow on a plot of land to the rear of 44-50 Littleworth Lane, Monk Bretton, Barnsley, taking into account the views and existing access arrangements. The subject land is located approximately 2km north east of Barnsley town centre. It forms a roughly triangular plot with access directly off Littleworth Lane.

AMOUNT

The proposal is for a small 2 bedroom bungalow with good useable living accommodation in a location convenient for education and short journey if required, by public transport into Barnsley town centre.

USE

The proposed development is for residential purposes in keeping with the mainly residential nature of the area

LAYOUT

The proposed development has been arranged to give a good standard of accommodation taking into account the views and existing access arrangements.

It is also arranged so as to not impede on the amenity afforded to neighbouring properties.

No.44 is also owned by the applicant.

SCALE/APPEARANCE

The proposed development has been designed to take into account all of the above and is set with a low pitch roof over stone walls to protect the amenity afforded to neighbouring properties, and also matching the style and materials within the area.

ACCESS

Access to the land in question is an existing access to Littleworth Lane. Littleworth Lane is a one-way street in a northerly direction with visibility down the lane in a southerly direction up to 75 metres. The new access will incorporate 2.5 meter visibility splays to enable drivers to see pedestrians outside No.44

LANDSCAPING

There is landscaping to the area with the site predominantly laid to grass with *Ilex* trees and bushes along the boundaries. This screens the development especially from the terraced properties to the south of the site