

Design and Access Statement for Proposed 2No Dwellings,
Rear of Knowles Street, Penistone.

Layout

To be respectful and to prevent loss of any amenities to adjoining property, the design was ultimately considered that 2 No detached dwellings would balance the capacity of the site and prevent loss of such amenities. The planned layout of the buildings is of a traditional domestic layout and all parts of the building provide a practical and full use.

The dwellings are sited and designed to meet overlooking distances and provide best use of the shape, size and aspect of the site. The layout provides excellent access to public and private areas externally and does not affect any access to adjacent properties, outside the applicants control.

The actual physical design of the dwelling is in a manner to prevent any undue loss of amenity and enjoyment by neighbouring residents. Particularly there will be no habitable windows to the side elevations of the property. Aspects are to the front and also to the rear which more than meets infill private amenity space guidance.

The design and access of the site provides a safe and secure environment for a domestic dwellings. The site will be overlooked for security and likewise will provide added security, by overlooking, to the existing properties.

Scale

The design of the proposed dwelling is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.

The material, shape and scale of windows and doors have been chosen to match the traditional scale of those in the neighbourhood.

Landscaping

The proposal is for the garden area to remain generally as lawn with low level planting, dictated by personal taste of the occupant to compliment private designated areas such as patios. The existing gradients on site will be retained and no filling or cutting is intended.