

Design and Access Statement

Proposed 2 Bed Dwelling

Land adjacent No1 Rectory Lane, Thurnscoe.



Existing site:

The vacant land sits between 2No existing dwellings and fronts onto Rectory Lane and to the rear a common access road to 4No properties. Both neighbouring properties have 1st floor dormer windows.

The vacant site is predominantly covered in weeds and nettles with boundary fences to the south and east being overrun from neighbouring hedges and bushes.

The site has a rear access off a common track which does provide access onto the area via a concrete plinth which is being removed.

Boundary fences are concrete post and timber panel fences of approx. 1100mm high to the west and south boundaries but all are in poor condition with the exception being the north boundary with No1 Rectory Road which is comparatively new and will be retained.

It is not confirmed if any structure has occupied the land previously however planning approval was granted in the early 90`s for a similar 2 bed development.



The Proposal:

The development of the land would complete the ribbon of housing along the immediate part of Rectory Lane and would complement the existing properties in style, character and siting within the plot.

The ground floor consists of Lounge / dining room with study, cloakroom kitchen and hall with stair leading to the first floor where 2 rear facing dormer bedrooms have been formed together with a family bathroom served by skylights.

Materials have been chosen to reflect the neighbouring properties with the emphasis on No1 Rectory Lane. Similarly, the height of the eaves, roof line and pitch of the roof reflect the style which prevails along that side of Rectory Lane.

Landscaping has been chosen to reflect No1 Rectory Lane with gravel chippings forming the driveway for 3 cars retaining the large tree to the northern boundary and providing a grass area below. To the rear is predominantly slabbed with the land graded up to meet the existing common access path to the rear. This area will also be grassed and the tree which exists on the boundary retained.



Conclusion:

For the reason given above it is considered that the proposal complies with the requirements of the adopted LP, and would infill an area of neglected land into acceptable housing for the area. The site can be developed without harming matters in the public interest. It is therefore believed that it is now appropriate for planning permission to be approved and the site put to use completing the housing for that part of the Lane.