

**DESIGN & ACCESS STATEMENT
ON BEHALF OF:**

MR B TAYLOR

PROPOSED DETACHED MOTORCYCLE GARAGE

**LAND ADJACENT SPRINGWOOD VIEW,
SPRINGVALE,
PENISTONE,
BARNSELY,
S36 6HA.**

JUNE 2009

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1. INTRODUCTION

- 1.1 This statement has been prepared on behalf of the applicant, Mr B Taylor and relates to a proposed detached motorcycle garage on land adjacent Springwood View, Springvale Penistone, Barnsley, S36 6HA.
- 1.2 The planning application describes the proposal as the erection of a detached precast garage on land adjacent Springwood View.
- 1.3 This design access statement is in support of the other application documents comprised of the following:
- The planning application forms duly completed and signed.
 - The appropriate Certificate of ownership and Agricultural Holdings Certificate duly complete and signed.
 - Copies of the application drawings as follows;
 - Copies of drawing BT/PB/01 Site Location Plan showing the application site in red at 1:500.
 - Copies of drawing BT/PB/02 showing the Proposed Floor Plan, Roof Plan and Elevations at 1:50, Existing and Proposed Site Layouts at 1:200.
 - The appropriate application fee of £170

2. THE SITE AND SURROUNDING AREA

- 2.1 The application relates to a small plot adjacent Springwood View as it starts from Don Street. The overall site is irregular in shape and is approximately 91.sq.m. / 0.0091 hectares in size. The applicant currently lives at 22 Don Street as indicated on the site location plan.
- 2.2 The existing site has no traceable owner. Several attempts have been made with Land Registry and avenues regarding the history of deed plans etc. have produced no further ownership information. Previously Mr Hodginson the owner of the land on which Springwood View housing estate was built, failed to find the owner in 1945. North Homes being the construction firm who built Springwood View housing estate failed to find the owner. Mr Taylor has pursued ownership through the Land Registry Office and has found no ownership information.
- 2.3 In terms of immediate site context, the site is adjacent Springwood View as it starts from Don Street. Springwood View forms a link from Don Street to Springwood View housing estate.

3. DESIGN OF DEVELOPMENT

- 3.1 The proposed garage is a pre-fabricated structure chosen to match the style of the adjacent garage as advised by Mr Bill Millburn.
- 3.2 Pre-planning advice was given from Mr Bill Millburn of the Barnsley planning department for the design of the proposed garage.
- 3.3 The site has been subject to two previous planning applications. One for a detached double garage ref: B/04/0085/PU and one for car parking spaces ref: B/04/0262/PU. Both of which were granted planning permission.
- 3.4 The site is currently in use as the car parking spaces as approved application ref : B/04/0262/PU. Existing vehicular access to the site is over the footpath between the land to which the application relates and Springwood View.
- 3.5 The positioning of the garage on the site has been taken into account to provide suitable visibility for pedestrian safety.
- 3.6 The existing garage on the site is a single storey garage running alongside Springwood View facing Don Street. The proposed application garage will sit at 90 degrees to the existing garage in close proximity facing Springwood View with a similar appearance.
- 3.7 The only existing boundary fence is between 33 Don Street and the land to which the application relates. This timber fence will be retained and there will be no other boundary fences or gates erected.
- 3.8 The new proposal aims to create a new garage that fits appropriately with the residential appearance of the area and to match the adjacent existing garage as much as possible.

4 ACCESS STATEMENT

- 4.1 The design of the development has been undertaken to comply with the appropriate guidance contained within Approved Document M 2004 Access to and use of Buildings. The access statement has been prepared to indicate in what respects the ADM was considered appropriate.
- 4.2 The applicant will generally travel to the proposed garage site by motorcycle, bicycle or by foot.
- 4.3 The design of the external works to the development will be as existing. External works were carried out following the approval of planning application for car parking spaces ref: B/04/0262/PU.
- 4.4 The entrance door to the garage is approximately 2400mm wide and will provide a minimum effective clear opening width of 775mm in accordance with ADM Table 2.
- 4.5 There will be no new electrical switches, sockets, outlets or controls.