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**PROPOSED REAR KITCHEN EXTENSION AND FRONT PORCH.  
AT 16 PARK LANE GT. HOUGHTON, BARNSELEY  
S72 0AX.**

DESIGN AND ACCESS STATEMENT

1. Surrounding buildings in the immediate vicinity of the nursery consist of a block of semi-detached houses to the right and left. All access routes are available to all adjacent building occupiers i.e. roads, trains and bus services. The house is not located in a conservation area and the consistent form of building type is facing brickwork/vertical hung tiles to front elevations in the area.
2. History of site: The proposed planning application is to erect a single storey rear extension and front porch in facing brickwork and concrete roof tiles. See drawing BDS 171/01.
3. There is no loss of amenities as a result of this new planning application. No overshadowing or overlooking is possible as the proposal is lower in height than the adjacent dwellings. No local services are to be disrupted either.
4. Access statement: All existing access points are to be retained. Access to the building to be via the existing driveway.
5. Vehicular and transport link assessment. The site is within walking distance and all amenities are available i.e. bus stops etc.
6. Car parking spaces. There will be no reduction from the existing number of car parking spaces available on the existing driveway which is to be retained.
7. Landscaping: The front garden is to be as existing.

