

Design And Access Statement

For
Planning Application
PLOT
Off Stainborough Road
Gilroyd
Barnsley

Companion information.—Drawing No SC /01—02—03

Proposed Development— 1 No detached 4 bedroom property

General

A previous application ref 2009/1144 outline planning approval has been granted.

Comments made by the case offices—Alexandra Cotton have been incorporated within this planning submission.

Objective.— To create additional accommodation having limiting impact on its surroundings.

Site. A slightly sloping site off Stainborough Road

It is believed that this plot has always been used for gardening, with no past development history.

The site is currently used for gardening purposes.

The site shall be accessed from an new access adjacent to an existing access road which services two other properties.

The plot also has drainage connection rights into the existing drain run located in the access road width.

Development size.— This plot is of more than adequate size to provide spacious internal accommodation and extensive gardens.

The layout indicated provides spacious access to the property.

We are unaware of any existing underground services on this plot.

Appearance. The frontage of the property shall be artificial stone with quoins to all corners.

In line with the case officer comments the front elevation shall face Stainborough Road and have windows within the side gable wall as shown.

Landscaping.—Gardens to be laid to lawn with shrubs / plants.

The parking areas to be tarmac.

Access –

Access to be from the new location as indicated—telegraph pole to be re sited.

Highways survey has been carried out to prove sight lines. The case officer Alex Cotton has a copy of this report.

Highways engineer Bob Knells comments have also been incorporated such as visibility splays and height restrictions along nearside channel level adjacent to highway.

All threshold to be flush to accommodate wheel chair access

All entrance doors to be 770 clear min

Date

12.12.09

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