REF: 09/0062/02

PROPOSED RESIDENTIAL DEVELOPMENT
LAND ADJACENT TO COBCAR LANE, 8 CASTLE GARDENS, ELSECAR, BARNSLEY. S74 8JH.

FOR M.W. ESTATES

PLANNING STATEMENT

The following statement is submitted in support of a full Planning application for new Residential Accommodation.

whitedesign
architecture & interiors

The White House, 5a Westbrook Court, 2 Sharrowvale Road, Sheffield, S11 8YZ.
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THE PROPOSALS

To demolish a vacant bungalow and develop the site to provide a new four/five bedroom family home over two storeys with secure garage parking for three vehicles, garden space and landscaped areas.

The site was previously occupied by a 3 bedroom 1960's Bungalow, with no Architectural Merit. This property was demolished in 2007.

Discussions with local Estate Agents have suggested that there is a requirement for large family homes, in this location.
We have been able to design an attractive home which includes extensive gardens and attractive internal accommodation as well as space for three vehicles in the integral garage.

The site is enclosed on all boundaries with brick walls and timber fencing and is considered as being surrounded by green space with open countryside to the east and a recreational area directly across Wentworth Road. No alterations are to be made to the Highway

The property will also be close to schools, shops, library, health services and a railway station. An ideal situation for families.
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The development of the site will aim retain the existing character of the area and structure of the surrounding properties.
With the use of red multi brick for main wall formation and brick course detailing at heads and sills completed with grey concrete roof materials.
The windows and doors have been constrained to traditional proportions with plain, simple fenestration patterns to produce an appearance similar to the established properties.

It is considered that the proposed development will provide high quality accommodation in a desirable location.