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DESIGN AND ACCESS STATEMENT
LAND AT 11 MORTIMER ROAD PENISTONE

THE SITE A PLOT IS AVAILABLE FOR A NEW BUNGALOW ADJACENT TO AN EXISTING UNIT. A SMALL EXISTING GARAGE WILL BE REMOVED.

ACCESS ACCESS IS OFF AN EXISTING PRIVATE ENTRANCE. AN OFF-ROAD PARKING SPACE IS AVAILABLE TO BOTH UNITS. NO SIGNIFICANT TRAFFIC ISSUES ARISE AS ACCESS OVERALL IS UNALTERED.

DESIGN THE PROPOSAL IS A SMALL DORMER BUNGALOW WITH ADEQUATE PRIVATE AMENITY AREA TO THE REAR. THERE IS NO OVERLOOKING OF ADJACENT PROPERTY AND ALL NORMAL PLANNING STANDARDS APPLY.
THE BUILDING WILL BE BUILT IN MATERIALS TO MATCH EXISTING PROPERTIES ON ADJACENT PLOTS (STONE AND BRICKWORK)

LANDSCAPE REAR GARDEN AREAS ARE PARTLY SLOPING TO THE REAR AND SOME MATERIAL WILL BE REMOVED TO CREATE LARGER REAR PATIO AREAS. NO TREES ARE TO BE REMOVED OR ARE EFFECTED

CONCLUSION THE BUILDING WILL PROVIDE A SMALL AFFORDABLE UNIT FOR A SINGLE PERSON OR COUPLE. IT IS IN A SUSTAINABLE LOCATION WITHIN WALKING DISTANCE OF PENISTONE AND OTHER AMENITIES.

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