

Supporting Statement for a new
detached dwelling & detached garage
adj no 9 Southfield Lane Thurnscoe
for

Mr + Mrs D. Miller.

to be attached + read with main plans.

PLANNING policy context:- the proposal has been formulated in light of the relevant advice in PPL & PP3.

PP3:-

the site is a suitable location for development standing within a residential area of Thurnscoe. The proposal, including its design makes effective use of the land in that it is well laid out so that the space is used efficiently.

The site is easily accessible & well connected to Thurnscoe's road layout.

The proposal would deliver a high quality, development that is well designed & appropriate to the area.

GENERAL:- * gas, electric & towns water are all available.

* mains drainage is available.

* access is readily available to public transport, Thurnscoe has good bus services & its own railway station.

* there are good road links to both local shopping areas & areas of employment.

* the proposal would not affect any water course.

* the proposal is not within green belt.

* the proposal is not within or adjacent to any conservation area or close to any listed building.

* subject to planning approval building regulation approval would be sought thro' BMBC's Building Control services taking into account Green issues + fire safety.

THE PROPOSAL :- to build a one off individually designed dwelling and garage on a plot detached from the curtilage of no 9 Southfield Lane,

THE SITE :- is a plot which forms part of the side/front garden to no 9.

removal of this area from no 9 would still leave no 9 with a large garden area + enough land for possible future development to the south of no 9 adjacent to Thurnscoe Cemetery. pre-application discussions have taken place with planning services + with Mr E. Jowitt + the points raised have been allowed for.

SURROUNDINGS :- no 9 is a large dwelling set well back from the roadway, other properties close by are of several design types + built from a number of material types. To the south is Thurnscoe Cemetery.

DESIGN :- is a "one off" design which has taken no 9 into consideration + would be of one and a half storey construction.

ACCESS :- there are no rights of way within the site. the proposed new access would be sited + constructed to BMBC's highways design sections specification. pedestrian access would be by pathways + ramps for the disabled.

the access would be suitable for :-

- a) emergency services
- b) postal + delivery services
- c) refuse/recycling collection etc.

- * through out the design & consultation period Mr + Mrs Isles, the owners, have been aware of the progress.
- * existing trees are in progress of being removed with the involvement + advice of Mr E. Jowitt. New trees will be agreed + sited to his satisfaction.

ASSESSMENT/CONCLUSIONS:- the site is within the residential area & should therefore be considered appropriate in principle.

the design even though different will allow it to fit into the area.

the orientation of the dwelling in relation to existing dwellings would show compliance with the required separation distances required by planning services. No over shadowing would be created.

A hand-drawn location plan of a residential area. The plan shows a grid of numbered plots, streets, and landmarks. At the top, a title reads "location plan scale 1:1250". A north arrow points upwards. The plan includes the following features:

- Streets:**
 - Ractory Lane (top left)
 - Thornley Brook (top center)
 - Southfield Lane (middle right)
 - Southfield Crescent (bottom left)
 - disused railway (bottom left)
 - Pagnal Avenue (bottom right)
- Landmarks:**
 - Thornley Brook (top center)
 - Thornscope Cemetery (middle right)
- Plots:**
 - Top left: Plots 10, 8, 6, 4, 2.
 - Top center: Plots 7, 5, 3, 1.
 - Top right: Plots 18, 16, 14, 12, 9.
 - Middle left: Plots 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48.
 - Middle right: Plots 26, 28, 30, 32, 34, 36, 46, 48.
 - Bottom left: Plots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999.

Thurnscoe Cemetery.

Southfield name

Pagnall Avenue.

Site plan at 1:500m.

possible future building
plot + access driveway.

BIMBC Thurnscof
Camelary.

plot depth 23m.

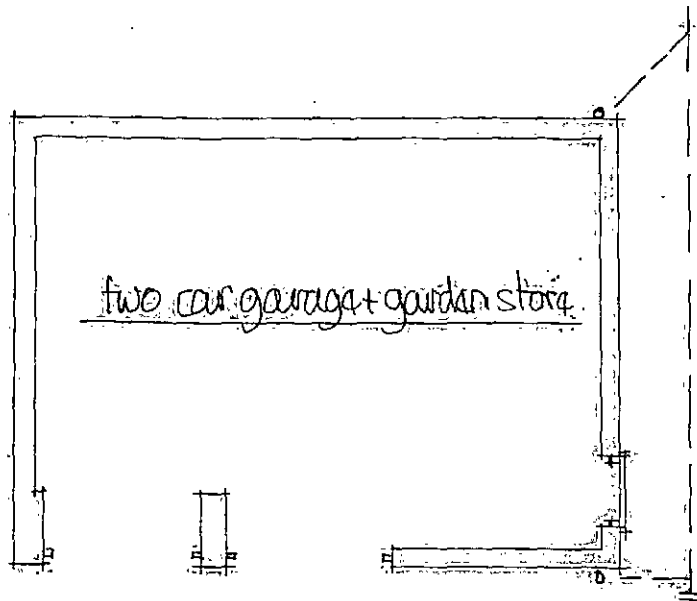
GOD ϕ C.F.W

300 ϕ CSW

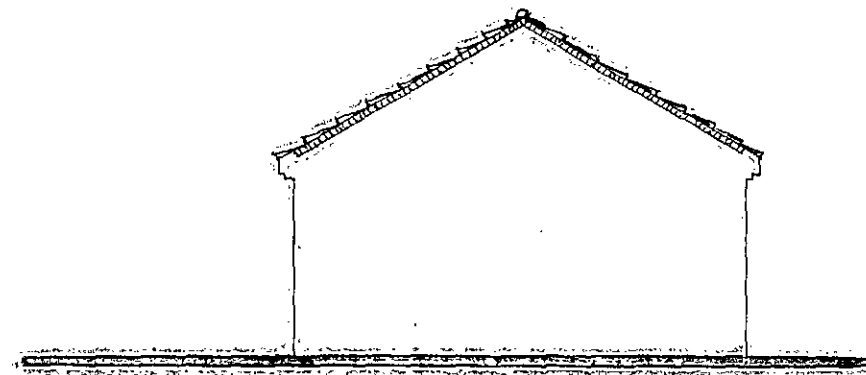
• SOUTHFIELD LANE

60.

12.	14
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plan view.



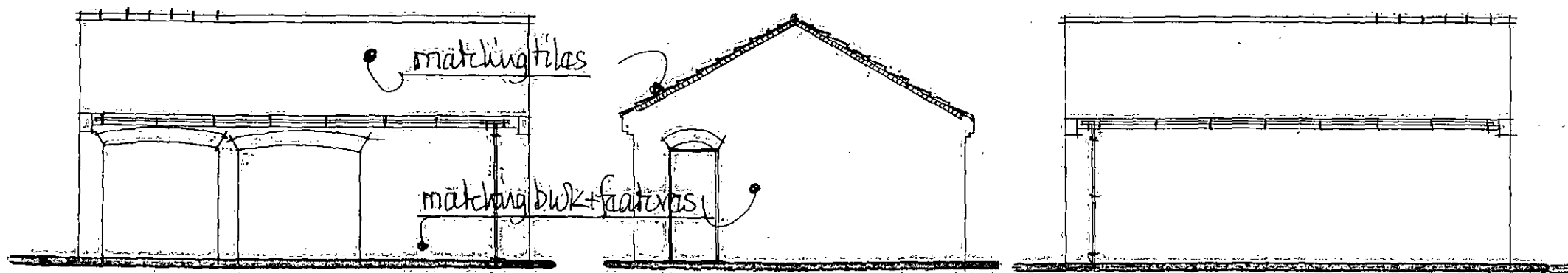
gable view from no 9.

front view.

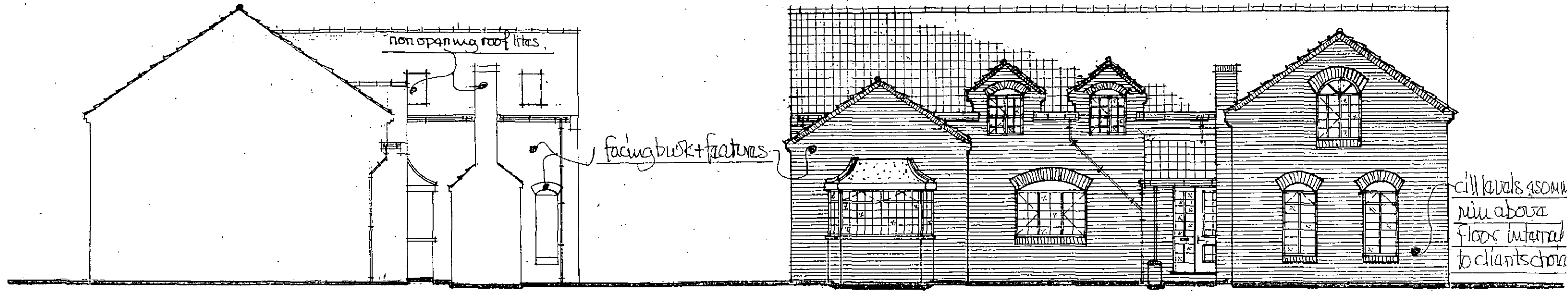
gable view from rear garden.

rear view.

scale 1:100 m



roof tiles =



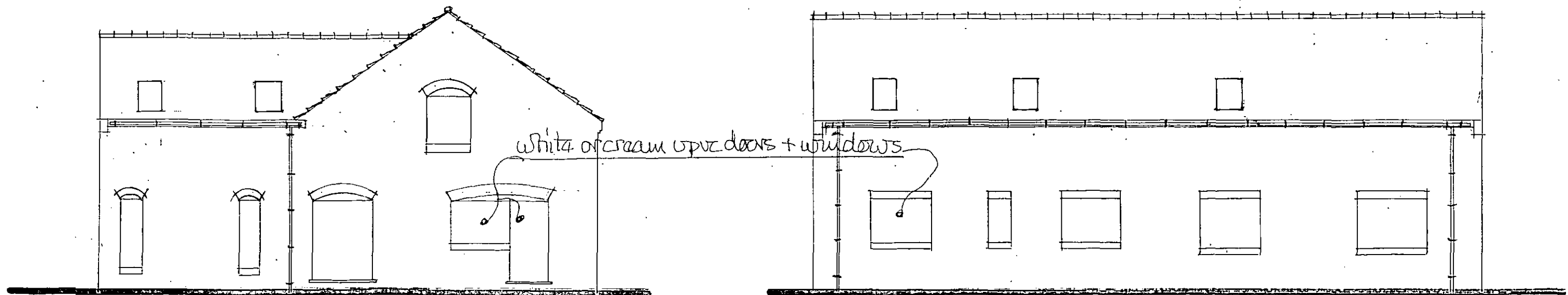
side elevation from garden to no 9.

front elevation from southfield lane.

scale 1:50m.

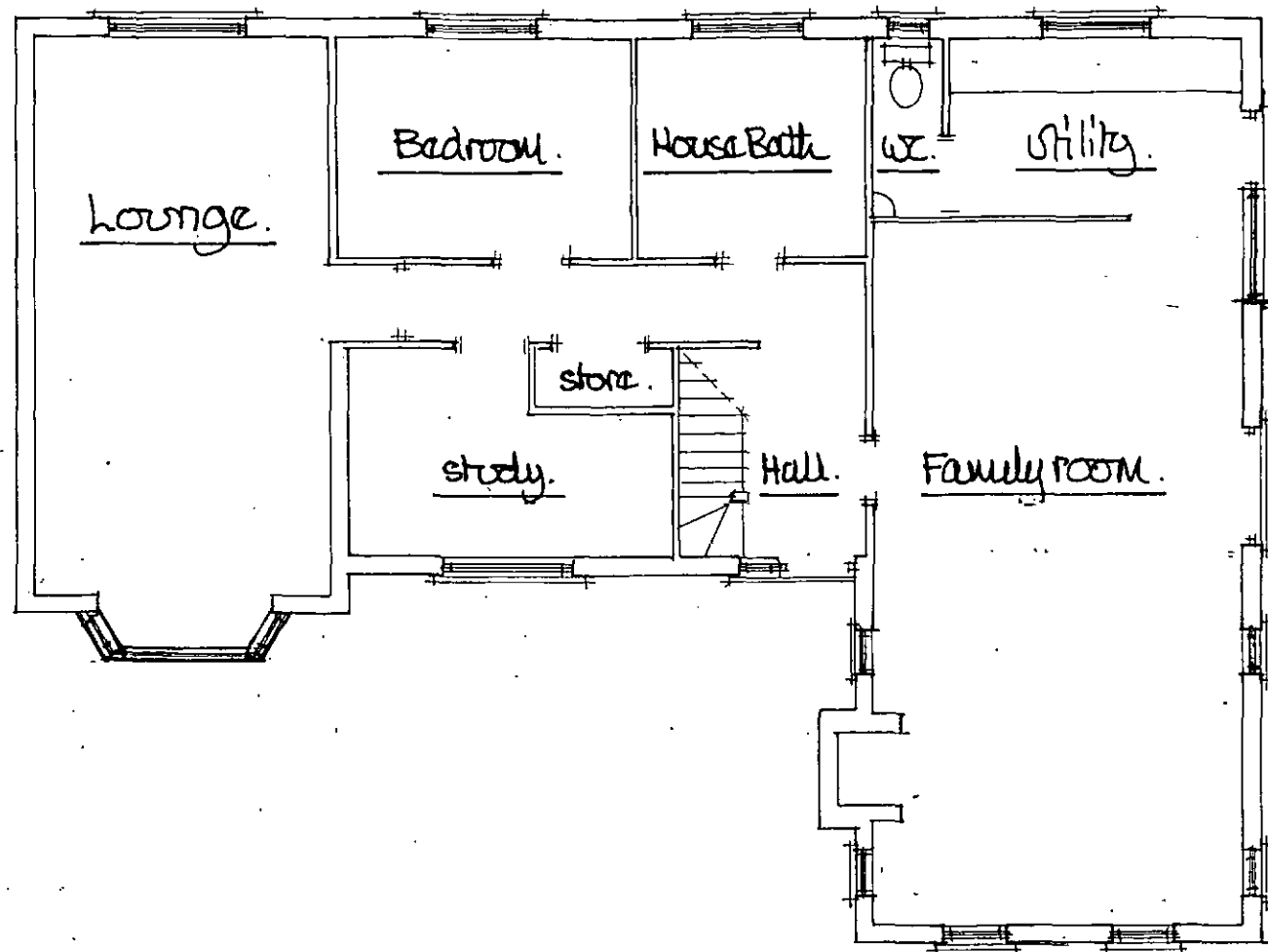
side elevation from side garden + cemetery.

rear elevation from no 9.



safety glazing to all doors + attached frames
+ any glazing within 800mm of floor level.

Ground Floor.



upper Floor.

