

Huthwaite Bank, Old Mill Lane, Thurgoland, S35 7EG

Design & Access Statement – 30.03.15 - DSA

Formation of two dwellings from existing single dwelling, includes conversion of existing attached workshop area into habitable space with French doors and formation of parking area.

The site is an isolated dwelling located on Old Mill lane, surrounded by fields on three sides and Old Mill Lane to the south which is a single track asphalt road with passing points, further properties lie to the east and west on Old Mill Lane and it is a through road giving access to Thurgoland Bank to the west and Cote Lane, Thurgoland to the east.

There have been two previous planning applications to the property

2014/0921, Extension to provide living space, bedrooms and bathrooms - approved

2015/0406 - New householder application for amendments to the previous planning application - approved.

The application is to split the single property into two so as to provide separate accommodation for the extended family that currently resides in the property. The property to the East will have 4 bedrooms and an internal floor area of 161sqm over 2 floors; the property to the West will have 3 bedrooms and an internal floor area of 102sqm over 2 floors. It is intended that there is a clean split along an existing wall to divide the property. It is proposed to convert an existing ground floor attached workshop area into habitable space; this does not require alteration to the external appearance beyond installation of a new French door to the west facing side wall. It is also proposed to provide a driveway area for at least two cars (side by side) to the side of the property to meet BMBC parking guidance this requires only minor modification to the verge, the area will be surfaced in a solid bound material. The new access will have at least 50m visibility splays in both directions and will protect a 2mx2m intervisibility splay at the drive entrance. At least two off road spaces will remain for the existing property to the east. A new pedestrian gate leading onto an existing stone path will be provided to gain access to the new entrance door.

There are no overlooking, rights of light, amenity or privacy issues created by the split.

All surface water drainage will be dealt with by soakaways on site.

No alteration to the foul drainage is required.

A refuse and recycling area is available to the east side and a new area to the west side will be created for roadside collection.