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DESIGN & ACCESS STATEMENT MR+MRS C. HOPPER

OUTLINE APPLICATION FOR ONE DWELLING

R/O 19 CHAPEL ST

BOLTON-ON-DEARNE.

SEE 2008/0424 REJECTED 20TH MAY 2008 & SUBSEQUENT APPEAL REJECTED BY THE PLANNING INSPECTORATE FEB 2009.

GENERAL;-

* BOTH THE HOUSE NO 19 & THE PROPOSED PLOT ARE WITHIN THE SAME OWNERSHIP.
* THE PROPOSAL IS TO BUILD A DETACHED DWELLING WITHIN THE LARGE REAR GARDEN.
* THERE ARE NO WATER COURSES AFFECTED BY THE PROPOSAL.
* THE SITE IS NOT WITHIN A CONSERVATION AREA.
* SERVICES AVAILABLE ARE;-
    a) MAINS WATER
    b) GAS & ELECTRIC
    c) MAINS DRAINAGE.
    d) REGULAR PUBLIC TRANSPORT VIA BUS ROUTES & BY BOLTON-ON-DEARNE TRAIN STATION.
    e) EXCELLENT ROAD LINKS TO SHOPPING & EMPLOYMENT AREAS.

ACCESS;-

* THE EXISTING DRIVEWAY & DROP CROSSING COULD BE INCREASED TO TAKE UP THE FULL WIDTH WITHIN THE CURTILAGE.
* TURNING AREAS COULD BE FORMED WITHIN THE SITE TO ENSURE THAT FORWARD EXIT COULD TAKE PLACE TO CHAPEL ST.
* DISABLED ACCESS TO BUILDING REGULATION STANDARDS WOULD BE MET.
* ACCESS FOR REFUSE COLLECTION, POSTAL DELIVERIES ETC WOULD CONTINUE.
* OTHER PROPERTIES ON CHAPEL STREET DO NOT HAVE THE BENEFIT OF THIS LENGTH OF REAR GARDEN. AREA & HAVE WIDTH TO PROVIDE ACCESS MAKING THIS APPLICATION UNIQUE.

P.T.O

DESIGN :-

* THE EXISTING STREET SCENE IS VARIED IN SIZE, HEIGHT & USE OF FACING MATERIALS. SHOULD THE OUTLINE APPLICATION BE ACCEPTED DISCUSSIONS WILL BE HELD WITH LOCAL PLANNING OFFICERS IN ORDER TO ENSURE AN ACCEPTABLE DESIGN.
* THE BLOCK FOOTPRINT SHOWN 8M x 7M CAN BE REVISED TO L.A. WISHES.
* THE PROPOSED FRONT OF THE NEW DWELLING WOULD BE 20M FROM THE BLANK WALL OF THE SINGLE STOREY REAR EXTENSION OF NO 19 & SOME 25M TO THE HOUSE WINDOWS.
* THE NEW DWELLING COULD BE OF SINGLE STOREY OR DORMER STYLE CONSTRUCTION TO LA SATISFACTION
* BOUNDARY FENCING ADJACENT TO NOS 17 + 21 COULD BE ERECTED TO L.A. SPECIFICATIONS TO PREVENT OVERLOOKING.
* THE REAR BOUNDARD RUNS ALONG A PORTION OF BOLTON CEMETERY WHICH IS HIGHLY UNLIKELY TO BE DEVELOPED.
* WINDOW & DOOR SCALES WOULD BE GIVEN CAREFULL CONSIDERATION AT DETAILED APPLICATION STAGE.
* LANDSCAPE PLANTING PROVIDING VERTICAL SCREENING WOULD AID THE PROJECT