

DESIGN AND ACCESS STATEMENT

Proposed New Dwellings, Rear 44 Littleworth Lane, Monk Bretton, Barnsley.

The submission is for semi detached 3/4 Bedroom houses with double garage to replace approved bungalow, and meeting local and national policy for density and use of infill land within an urban/residential environment.

CONTEXT

The site is an infill site with an existing garage with a vacant plot having a previous planning approval.

USE AND AMOUNT

The new application builds on the existing proposal and develops the use of the site to provide a more comprehensive development to meet the needs of the new owner and modern facilities.

LAYOUT

The re-submission has considered carefully the siting and layout of the scheme in relation to neighbouring properties and provides a similar footprint.

Orientation of elevations has been carefully considered so as to avoid overlooking or any dominance to other properties whilst providing garden and servicing areas appropriate to the size of the dwellings and in a similar format to that already approved for the site.

SCALE

The scale and design of the property has been dictated by the brief and that of surrounding properties. The new design provides for good accommodation appropriate for family use and makes use of the roof area for a bedroom. The land falls away allowing for 2 storey to the frontage and 3 storey for the rear forming either additional fourth bedroom or games room accommodation.

LANDSCAPING

The new dwellings retain largely the plot position for the previously approved dwelling and the general levels are retained.

APPEARANCE

The replacement dwellings has been designed to blend in with their immediate neighbours and surrounding properties using stone and blue slate which is typical of adjacent properties .

ACCESS Vehicles can access the site using the existing entrance , there is good garaging made available and turning and parking facility all as previously approved. There is disabled access directly into the dwellings at the front and also provision can be made for disabled to the rear by way of the ramp.