

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
THE ERECTION OF A DETACHED GARAGE AT
1 CHURCH LANE, WORSBROUGH, BARNSELEY S70 5LQ**

This design and access statement is a requirement due to the proposal being located within the Worsbrough village conservation area.

DESIGN

USE

The site contains a detached dwelling which was altered and extended several years ago and was formerly the vicarage and is set within a generous plot on Church Lane. The site is generally level and has well established gardens and is located near to the village church. The site is served by a private drive. The overall site area equates to 0.11 hectares.

AMOUNT

The existing two storey dwelling does not currently have a garage and it is intended to construct a new garage on the existing parking / hard-standing, located between the dwelling and the boundary wall with Church Lane.

LAYOUT

The application site is bounded by the church to the west and existing residential properties on the opposite side of Church Lane with further residential dwellings bounding the site on the northern and eastern sides. There are a number of mature trees around the perimeter of the site although none of these will affect or be affected by the development.

SCALE

The proposed garage will create parking space for two cars and will also have a loft room over that will be used as a hobby room. This room will have a staircase served from an external door separate to the garage, although the garage will have access to the stairs from inside the building.

Although windows are proposed to the loft area, none are located on the elevation facing the adjacent property or the elevation facing Church Lane.

LANDSCAPING

The existing mature hedge planting and trees are to be retained.
No trees or bushes will require removal to facilitate this development.

APPEARANCE

The garage will be constructed in materials to match the walls and roof coverings of the existing dwelling.

ACCESS

Access to the site is via the existing private drive served from Church Lane. The access drive within the site will remain unchanged.