

**CONVERSION OF SINGLE DWELING
INTO TWO SEPARATE DWELLINGS**

at

**115 & 117 MANCHESTER ROAD,
THURLSTONE, S36 9QS**

For

MR PETER PARKER

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS LIMITED

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Site Description

The site comprises two mid terrace properties 115-117 situated on the northern side of Manchester Road, Thurlstone, near Penistone.

The buildings are two storey, constructed in stone under a stone slate roof.

Access is via an existing right of way from the highway network which is shared by the existing row of terraced cottages.

There are currently two parking spaces available to the property

History

Based on the information available on BMBC Planning Portal there is no recent planning history on the site.

It is believed that the property was originally constructed as two dwellings. This is evident by the fact that there are two entrance doors onto the footway and each has a separate house number.

In the past, these two dwellings were amalgamated into a single occupancy and used as a grocery shop.

When this use ceased, the property was converted into a single dwelling.

This is the information we have been given but have been unable to determine the dates or consents, if any.

Design/appearance/layout

The building frontage will remain as existing. An additional window is proposed to 115 at first floor level. The window size and design will match the existing fenestration and blend into the street scene.

The internal layout of both properties created will reflect the original form but with the addition of indoor toilet and bathing facilities to meet modern standards.

Residential Amenity

Residential amenity has been designed and measured against the requirements as set out in the South Yorkshire Residential Design Guide where possible.

The scale of the dwelling has been fully considered, and the layout demonstrates two dwelling could be accommodated on the site without increasing overshadowing or being overbearing features.

The submitted layout plan does demonstrate a private amenity space consistent with the adjacent properties and local character.

The layout plan demonstrates that the proposed dwellings can be accommodated on the site which achieves adequate residential amenity for both existing and future residents, in accordance with Local Plan Policy GD1 and SPD 'Design of Housing Development'.

Highway considerations

The access, via a right of way, to two existing parking spaces will be retained.

The layout plan shows each property with one, parking space. These off- street parking spaces are located within the curtilage of the dwellings.

As such, the development does accord with the requirements of SPD 'Parking'.

Biodiversity

It is considered that BNG will not apply to this development.

Mining

It is considered that a Mining Risk Assessment will not be required for this development

Conclusion

In summary the proposed residential development is considered acceptable in principle as the building was originally two properties namely 115 & 117 Manchester Road

The proposal therefore achieve compliance with local plan policies LG2, H1, H2 and therefore SD1 Presumption in Favour of Sustainable Development by consequence.

The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including highways matters, coal mining risk and drainage.

Considering the relevant development plan policies and other material considerations the application is in accordance with the development plan and is assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms.

Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay.