

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED DETACHED DORMER BUNGALOW

AT

**94 BARNSLEY ROAD
BRIERLEY, NR BARNSLEY**

FOR

MR & MRS E. PICKERING

INTRODUCTION

This access statement forms part of the planning permission for the proposed construction of new detached dormer bungalow at No 94 Barnsley Road, Brierley, Nr Barnsley.

The application is for a single detached dwelling on the same footprint of the existing dwelling of the same address which was approved on 13th February 2013 on application number 2012/1381. The site being on the main Barnsley Road on the edge of the village of Brierley.

LOCATION

The proposed is to be built on the footprint of the existing dwelling. The dwelling is on the North side of the main Barnsley Road which runs East to West through the village of Brierley. The property is situated in a large plot of land. Fields lay to the north boundary, a large well cultivated garden to the west of the property. To the front, southern boundary is a hard standing fronting onto the main Barnsley Road. The property is the last residential property on the road leaving the residential area of Brierley.

EXISTING SITE

The existing/proposed site is a residential property set within extensive, well cultivated grounds. A large hard standing to the front of the property, paved area to rear overlooking farmland. To the west of the property is a large landscape garden, all of which are to be retained.

CONSULTATION

The applicant purchased the property with the intention of making large scale alterations. The application for which was approved by Barnsley MBC on 13th February 2013. Unfortunately, having received quotation for the work the client feels it would be easier to provide a 'new build' but keeping to the footprint of the existing building and many of the original features are to be kept.

PROPOSALS

It is proposed to demolish the existing building and build a new detached bungalow on the same 'footprint' of the existing dwelling. The existing access is to be retained along with existing hard standing, parking/turning area. The new build will be a dormer bungalow with main aspects being onto the main Barnsley Road, west onto the existing large landscape gardens and north overlooking the farm land.

It is planned to use local materials wherever possible. Local brickwork to local authority approved. Concrete roof tiles to local authority approved. Many of the original features of the existing building to be retained. The property will be designed with full disabled access to ground floor. Disabled ramp to new porch entrance, 900mm wide door openings, ground floor bathrooms and bedrooms.

ACCESS & HIGHWAYS

The existing access is to be retained as per previously approved, Application number 2012/1381. The property has a large hard standing which allows for turning/parking within the site.

CONCLUSION

The proposed new application is almost exactly the same as the previously approved application. Minor alterations being porch, removal of bay windows on front elevation. The proposal will be built to a very high standard using local quality materials to match local properties and to approval of planning officers, removal of bay windows on front elevation. The proposal will be built to a very high standard using local quality materials to match local properties and to approval of planning officers. The property will comply with all relevant guidelines and policies in formulating this application. We respectfully conclude that in our considered opinion we are compliant. We therefore submit our scheme for your consideration.