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Design & access statement for proposed construction of a detached dormer bungalow on the land adjacent to 1 Rectory Lane Thurnscoe .

1.0 Physical context

1.1 Surrounding:

The site is located on what is the side garden of 1 Rectory Lane & lies approx 6 miles to the West of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being detached houses and bungalows.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & Doncaster.

1.2 Site:

The proposal is for a detached dormer bungalow which is to be built to one side of a confined plot. The site lies in a Housing Policy Area. There will be parking for 2+ cars within the site to the front of the house & within an internal garage.

There are no natural features such as trees within the site. The site is flat with no gradients. The site does not lie in a conservation area & is not a listed building.

2.0 Social Context:

The property development is for the building a detached dormer bungalow. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

5.0 Involvement of community members:

The scheme has no implications for general community; the one adjoining owner have been consulted.

6.0 Evaluation:

The adjoining owner has no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing garden into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a detached dormer bungalow. The access to the house is through a new front door & via a door to the rear. New Wood effect upvc windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:
The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. The minimum window spacing of 21m as laid down in the guide line cannot be achieved on this site so the building has been designed so that non of the windows to the front elevation are living room windows. It will comply “Secure by Design” principles. The mail

box will be to the front entrance & utilities located to the side of the property. The site is flat with no gradients.

7.3 Scale:
The proposed development is to scale with the surrounding properties.

7.4 Landscaping:
New landscaping will be provided to the front & side of the property. Planted boarders will be provided to the edges of the site. The area to the front will be block paved to provide hard standing for parking. The garden to the side is easily accessible for maintenance purposes.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

7.6 Access:
It is possible to achieve a disabled access to the property. Vehicular access is catered for using the existing dropped curb presently used by No. 1 Rectory lane and a new entrance to No. 1 provided adjacent to this one.