

Design and Access Statement

The Site

The Site is currently part of the garden area to number 23 Lower Unwin Street.

The site is approximately 150 sq metres and roughly triangular in shape

There are several Cyprus trees in the area where the development will take place and several other Cyprus trees to the rear of the site which will not be affected by the development. In addition there are several pine trees adjacent to the rear boundary which will not be affected by the development.

The street is made up of a mix of flats and two storey dwelling houses.

Public transport is available via bus route running on Green Road and High Street and Penistone train station is within 5 minute walking distance.

Access

Access to the property will be from Lower Unwin Street. Two off road parking spaces will be available adjacent to the property. There should be no significant impact caused by the new access as vehicles will have good view of the road in both directions and in turn will be easily visible to traffic already on Lower Unwin Street.

A new dropped curb will need to be formed from Lower Unwin Street adjacent to the proposed entrance.

There will be space for refuse and recycling to be left at the side of the entrance.

Design

The proposal is a 2 storey detached 3 bedroom dwelling with garden areas to the front and rear, it will be similar in size, shape and appearance as the existing dwelling at 23 Lower Unwin Street the difference being that the new dwelling will be detached. Any overlooking windows will be frosted glass and will not be openable. The new dwelling will be built from materials to match them of the existing dwelling at 23 Lower Unwin Street. Due to the sloping nature of the site the building will have a lower ridge height than the existing dwelling at 23 Lower Unwin Street.

In carrying out the development the existing dwelling at 23 Lower Unwin Street will still have garden areas to the front, side and rear and will also retain the parking spaces.

Landscape

The existing garden slopes down from West to East and will need to be levelled prior to the project commencing. Several trees will be removed as

part of the development however it is proposed that further Cypress trees are to be planted around the boundary edge to provide privacy to the rear gardens. Where possible the removed trees should be removed and replanted.

Conclusion

The new dwelling will provide a small affordable unit for a single household. It is in a sustainable location and is within walking distance of Penistone Centre and public transport links.

The development is within an existing settlement and therefore complies with Local and National Policies, the development will not impact on Land safeguarded on the UDP for other purposes.

The new dwelling is not overlooked from public roads or footpaths.

The small scale of the proposed development means that it will not impact on the local community infrastructure, services or facilities.