

SUBSTITUTION OF HOUSE TYPE DWELLING WITH TWO PARKING SPACES AT LAND ADJACENT COOPER ROW AND STAINBOROUGH ROAD DODWORTH

DESIGN AND ACCESS STATEMENT

DESIGN

USE:

Family dwelling subject of current approved planning application . Substitution of house type on same footprint as that approved but with rooms in the roof

AMOUNT:

The proposal amounts to 1 Dormer bungalow

LAYOUT:

The dwelling shall have principle elevations front and rear .

SCALE:

This application recognises and is sympathetic to the proportion to the street scene. Planning permission has already being granted for a bungalow with an identical footprint to the one that forms this application. It became apparent that the site levels could accommodate a steeper pitched roof without compromising the neighbouring properties, and as a consequence 2 bedrooms in the roof space .

APPEARANCE:

Bricks, tiles and windows are to match neighbouring properties.

LANDSCAPING:

Boundary treatments shall be tanalized timber fencing with vertical palings. The rear garden shall be lawned and planting of shrubs and hedges in manageable proportions. Hard paving to contrast the brickwork with matching edgings.

ACCESS:

Access to the site is via Cooper row from Stainborough Road. Visibility to the highway is good. Off street parking provision is good by way of hard standing to accommodate 2 cars and turning driving forward onto the highway Vehicle access to this dwelling is level and so is the principle entrance. All external provision ie:- ramps, entrance platform and steps shall meet the requirements of Building Regulations approved document M. Access for fire fighting is in accordance with Building Regulations approved document B5.