
PROPOSED DWELLING ON LAND

At

**8 CASTLE GARDENS
COBCAR LANE**

For

Mr Anthony Addy

**DESIGN AND ACCESS
STATEMENT**

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This Statement has been prepared in support of a Full Town and Country Planning application for a two storey detached dwelling on land at Cobcar Lane, Elsecar.

This Statement only addresses the main issues relating to changes to the extant approval.

2 PLANNING HISTORY

Outline Town & Country Planning approval (Ref 2009/1360) was granted, with conditions, by Barnsley M.B.C on 16th December 2009.

This included consent for the siting, design, external appearance and means of access means of access. Landscaping was the only outstanding reserved matter.

This application for Full Town & Country Planning consent is required because it has been necessary to change the siting of the proposed dwelling to meet the requirements of Condition No6 of the approval for application ref 2009/1360 and Yorkshire Water Authority.

3 SOCIAL & ECONOMIC CONTEXT

No change to the circumstances in respect of approved proposals.

4 PLANNING POLICY

No change to the circumstances in respect of approved proposals.

5 DESIGN OF THE SCHEME

The design of the scheme in all aspects, other than siting, is generally as previously approved.

The revised siting has been determined by the following limiting factors:

- Combined and surface water sewers that cross the site and the 'no build' zone to each side of the centre line of the pipes
- Visibility splays to access onto Cobcar Lane

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

6 ACCESS

No change to the circumstances in respect of approved proposals.

7 SUMMARY

This application has been necessary to meet L.P.AS and Yorkshire Water requirements while retaining the general format and design of the dwelling.

Approval is sought for a revised scheme that has been modified and updated to include the following:

- Building sited to meet the requirements of Condition 6 of approval ref 2009/1360
 - Boundary details
 - Foul and surface water detail
 - Landscaping proposals
 - Proposed external materials
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