

Design and access statement

For land at the rear of 17 Paddock road, Staincross, Barnsley S75 6LF

Outline planning permission is sought for the plot of land at the rear of 17 Paddock Road, Staincross, S75 6 LF. There is substantial garden area at the rear of this property, plus this plot of land.

Outline planning permission has previously been given, for a proposed bungalow on a number of occasions but was never used due to the subsequent deaths of the applicants and has now lapsed.

Access would be from Hornes Lane by means of a dropped kerb (see plan) onto a standard driveway at the front of the plot.

The build would follow a building line of existing properties in Hornes Lane in this residential area.

A large substantial building has recently been built at the junction of Hornes Lane with Paddock Road. Planning permission has also been granted for a chalet bungalow adjacent to this new build which will be commencing soon. Development of the land at the rear of 17 Paddock Road would therefore be in line with future development in the area.

All mains services are present and could easily be connected.

This is not a heritage site and is not a conservation area.

Future development could be built with minimum disruption to neighbouring residents.

Thus outline planning permission is sought for the land the rear of 17 Paddock Road, Staincross, Barnsley, S75 6 LF.