

SUPPORTING STATEMENT OF FACTS FOR A NEW DETACHED

BUNGALOW R/O 109 BARNSELY ROAD

WOMBWELL S73.8JH

FOR

MR. PHIL PEARCE.

* PROPOSAL:- TO BUILD A NEW DETACHED BUNGALOW.

* THE SITE:- THE PROPOSED SITE IS THE FORMER LARGE GARDEN TO NO 109 BARNSELEY ROAD. THE PORTION TO BE USED HAS A NATURAL CUT OFF LINE FORMED BY THE REAR SURFACED ACCESS ROAD.
THE SITE HAS A SLIGHT SLOPE FRONT TO REAR BUT NOT SUFFICIENT TO CAUSE PROBLEMS.

* SURROUNDINGS:- THE PROPOSAL IS WITHIN A RESIDENTIAL AREA CONSISTING OF A MIXTURE OF DWELLING TYPES WITH VARIOUS FOOTPRINTS + RIDGE HEIGHTS. A SIMILAR PROPOSAL WAS APPROVED AT THE REAR OF NO 117 BARNSELEY ROAD.

* DESIGN:- PROPOSED AT SINGLE STOREY WITH A 30° MAX. ROOF PITCH. THE FACING BRICKWORK CHOICE + RECLAIMED NATURAL STONE WOULD PROVIDE AN ESTABLISHED APPEARANCE.
THE NEW DRIVE + TURNING / PARKING AREA WOULD BE LARGE ENOUGH TO ALLOW BOTH ACCESS + DEPARTURE IN A FORWARD DIRECTION, AN ELECTRIC GATE WOULD ASSIST.

* PLANNING POLICY:- PP3 HOUSING

- a) THE SITE IS IN A SUITABLE LOCATION FOR DEVELOPMENT
- b) THE PROPOSAL MAKES EFFECTIVE USE OF THE LAND WHICH IS EASY TO ACCESS.
- c) THE AREA HAS GOOD ROAD ROUTES TO ADJACENT TOWNS, SHOPPING AREAS, EDUCATIONAL SERVICES.
- d) REGULAR BUS SERVICES ARE AVAILABLE.
- e) A HIGH QUALITY DEVELOPMENT WOULD BE APPROPRIATE TO THE SITE + THE SURROUNDINGS.

PP1 + PP3

GOOD DESIGN ENSURES ATTRACTIVE, USABLE, DURABLE + ACCEPTABLE PLACES. GOOD DESIGN IS INDIVISIBLE FROM GOOD PLANNING.

* GENERAL:-

- d) THE ACCESS ROAD IS FULLY SURFACED + HAS BENEFIT OF STREET LIGHTING

* GENERAL (CONT) :-

- 2) THERE ARE NO RIGHTS OF WAY WITHIN THE SITE.
- 3) " " " LISTED BUILDINGS CLOSE BY.
- 4) " " " CONSERVATION AREAS " " .
- 5) DRAINAGE/ELECTRICITY/GAS+ WATER SUPPLIES ARE AVAILABLE.
- 6) ACCESS WOULD SUFFICE FOR EMERGENCY SERVICES/REFUSE+RECYCLING SERVICES+ POSTAL DELIVERIES.
- 7) DISABLED ACCESS+ GREEN ISSUES WILL BE PART OF THE BUILDING REGULATION APPLICATION.
- 8) VEHICULAR ACCESS+ PARKING TO NO 109 BARNSELY ROAD REMAINS UNAFFECTED. SUFFICIENT AMENITY AREA WILL REMAIN TO THE REAR.
- 9) SEPARATION DISTANCES FOR PLANNING PURPOSES CAN BE ACHIEVED.

* ASSESSMENT/CONCLUSION!:-

- * THE SITE IS ENCLOSED WITHIN RESIDENTIAL PROPERTIES+ THEREFORE CONSIDERED APPROPRIATE
- * EXISTING SIMILAR DEVELOPMENT APPEARS TO HAVE FORMED A POSITIVE PRINCIPLE