DESIGN & ACCESS STATEMENT

Introduction.

This is a Full Plans Application for one detached dwelling on land adjacent to the Public Library, High Street, Penistone. S36 6BR

The applicants and joint owners of the site are Mr. Lionel Clark, Mr. Kenneth Clark and Mrs. Jane Brook.

Existing Site.

The site has been used for rented lock-up garages for approximately 50 years.

There are presently 19 garages on site.

To the north of the site is the Public Library, to the west and between the site and High Street is a Methodist Church and to the south, there are detached brick built dwellings facing onto Ward Street.

There is an existing shared access onto High Street.

Proposal.

The application seeks permission for one detached 4 bedroom bungalow with integral garage and turning for service vehicles within the site.

A bungalow has been chosen, so that its erection would not compromise the properties to the south, where a close boarded timber fence will be built. In addition, in the rear garden, and with access from both French windows, a trellised pergola with climbing plants will provide a private outdoor amenity space, restricting views from the first floor windows of the properties to the south.

Design & Materials.

To compliment the surrounding buildings, the proposed dwelling will be built in brickwork With ashlar stone quoins, heads sills and jambs, with a flat grey concrete tiled roof.

The design of the dwelling is traditional in keeping with its position in the Conservation Area of Penistone.

Access.

The existing access is 4.8 metres wide and surfaced in tarmac.

There is good visibility in both directions at its junction with High Street.

At the present time the access road serves the library. The Methodist Church and the 19 garages on the application site.

It is considered that the development of the site for one dwelling will considerably reduce the traffic flow.

Ramp access into the property will be provided for disabled use.

Planning.

The application site is situated in a predominantly residential area of Penistone town, where all amenities are within walking distance.

There is a train and bus service to nearby towns, and Sheffield city.

The reduction of traffic volume to the site will aid Highway safety.

Government Policy prefers that development should be on previously used land.

This is an opportunity to enhance an area in the town centre, with a more desirable use of the land.