

David Robinson
16 woodhouse court
Beighton
Sheffield
S20 1BS

**This Document must be read in
conjunction with the application Drawing.**

Design and access statement

**Detached house
Side of 141 furlong road
Bolton on Dearne
Barnsley**

to meet such objectives to provide sustainable housing for our local family housing needs.

Use

The use of the site only justifies a domestic residential use. There is no local need or requirement for commercial use on this particular land. Indeed any commercial or mixed use would cause unacceptable annoyance. Due to the location and the overall characteristics of the site other uses have been negated.

Amount

The reason for this re-application is to increase the size of the dwelling in response to the fact that Mr Dimlow (the original architect) made an error regarding the size of the site. Once I had pointed this out to him he went and measured the site correctly and discovered the site was 416 square meters rather than 340 square meters. He then pointed out that this enables the dwelling to be built that much bigger, as shown on the attached plan.

The proposal of this application has been designed to provide a balance between development and amenity space to compliment that of existing dwellings in the surrounding locality. The amount of amenity space provided on the proposal exceeds that of local design criteria. It is considered that the density of the building on this application is not only in the keeping with the physical characteristics of the site, but also that of the neighbourhood.

There would be no undue unacceptable affect on the amenity and enjoyment of neighbouring properties. There will be no affect to the neighbourhoods support services.

Layout

To be respectful and to prevent loss of any amenities to adjoining properties, the design was ultimately considered that a modest scale detached house would balance the capacity of the site to take a dwelling and prevent loss of such amenities. As you can see looking at the original plan that was submitted by Mr Dimlow in the first instance, the house still lines up with the adjacent existing house. The reason it is now bigger (8.2m at its deepest) is that he made an error with the scale on the original plan. Although the new plan does show the house projecting further out sideways, this doesn't make any difference to the neighbours as they are on the opposite side of the new dwelling. Although the proposed layout of the dwelling is not keeping with that of the traditional houses found in the area, predominantly because the area is mainly developed as a Council House area with semi-detached houses. It is so designed that it can make best use of solar gains/losses, thermal capacity of the structure and therefore a dwelling that should be able to meet carbon zero standards, when linked with

out in current building regulations legislation. There will be no access constraints to ground floor areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area good. Local bus services are good and frequent. The local bus service provides transport to both Barnsley town centre, the local villages. Local roads are in good repair and vehicular access to the site from main roads is very good. The immediate site area is generally flat with good pedestrian access on hard-surfaced pavements. No specific climatic disadvantages are envisaged due to seasonal conditions, as vehicular access is not compromised in this way.

**Landscaping details for the proposed new dwelling
adjacent to 141 furlong road, Bolton-on-dearn**

The landscaping is to remain as it is currently with minimal changes. There is a Hawthorne tree that is to be removed. But aside from that the tree's and hedges are to be preserved.