

DESIGN AND ACCESS STATEMENT.

Proposed full planning for the construction of 1no. two bedroom detached dwelling with associated parking on land adjacent to 32 Priestley Avenue, Kexborough, Barnsley, S75 5LG.

Introduction:

The application is submitted to the Barnsley M.D.C. planning services for the construction of 1no detached two bedroom dwelling with associated off street parking on land adjacent to 32 Priestley Avenue, Kexborough, Barnsley, S75 5LG.

The application is for full planning consent, with any matters reserved.

The site previously consists of a side garden, existing driveway and garage / store.

The enclosed application plans show a layout for full planning consent, which is felt to be appropriate to the site.

Design:

The design layout has been prepared to the requirements of my client; and is felt to be the most appropriate use of the site in this location. The area in question; consist of 2no. bedroom semi - detached bungalow dwellings.

The proposal is to be constructed from brickwork, with a tiled roof.

The design has been prepared having full regard to the matters set out in the unitary development plan. In particular:

Whether or not this land is intended as a building plot is of no relevance. The issue is whether or not development in principle and as illustrated is appropriate. In principle, I cannot envisage any reason for objection. The location is clearly a residential area. The site is clearly developable and would be sympathetic to the surrounding area.

I believe that the site is classified as brown field and government Policies emphasize the need for these areas to be re-developed; in this case providing a home suitable for a local resident.

The site will fully recognise the main frontage of Priestley Avenue.

It is considered that adequate amenity space will be available for the occupiers of the existing dwelling and the proposed development.

It is envisaged that a landscaping scheme will be undertaken as part of the proposal.

External materials will have full regard to those of existing dwellings.

Access:

See enclosed supporting highway statement from PAH Highway Consultants.

All new works to meet requirements to the satisfaction of Bradford Councils
Highways department.

Compiled by MAS Design Consultants Ltd on Monday 12 January 2009.