

DESIGN & ACCESS STATEMENT

PROPOSAL TO DEVELOP 0.069ha. OF LAND OFF STATION ROAD, BOLTON UPON DEARNE FOR A 4 BEDROOM DORMER TYPE RESIDENCE WITH AN INTEGRAL SINGLE GARAGE

USE FOR DWELLINGS

Situated in the settlement of Bolton Upon Dearne the site of the proposal is within a geographical area that could benefit from selective development that could give a greater sense of purpose to the community. A planning application to develop the land with a pair of semi-detached houses was made in 2009 your ref.2009/1036/INVALID which was referred to the applicant as being invalid in your letter of 10th August 2009 due to lack of appropriate detail

AMOUNT OF DEVELOPMENT

Located on a site centrally situated within the village the proposal comprises 1 no. 4 bedroom dormer type house having a detached single garage The proposal is for a dwelling having a ground floor external wall footprint of 98.32sm. within a site of 690sm inclusive of access drive representing a site area take by building of 14% approx.

LAYOUT

Entrance to the site is from an existing vehicular access which serves No.76 Station Road. The drive is of generous proportions. In that area of the incoming drive adjacent to No. 74 fronting onto Station Road the drive has planted margins which margin continues along the western boundary until reaching the existing property The frontage of the proposal has a building line set 8/9m from the western boundary whilst the north elevation is set at a generous distance of 24m from the existing property no. 76. The siting of the proposal is set at a slight stagger to bisect the angles that adjoining properties on Station Road are set at and to open up the view of No. 76 as one enters the development



SCALE

The external walls footprint of the development proposal is not inconsistent in area with most of the detached dwelling house/ bungalows making up the general neighbourhood character in the near vicinity of the development. Dimensions ensure an acceptable space standard for the detached housing development type proposed. The general tenor of the proposal takes account of the continuity and the integration of the dwelling to those characteristics of adjacent and nearby buildings

APPEARANCE

The proposal is ostensibly of a simple form with a quite low roof line finished natural slate consistent in colour with many nearby properties. The design utilizing dormer type windows on the west elevation to rooms in the roof bedrooms are planned as an extension of the front wall line.

The red multi-colour brick proposed is in harmony with adjacent properties.

LANDSCAPING

Hard pavings for parking would be brick paviors of permeable construction with other areas being traditional grassed garden with some shrubbery. Generally all existing trees and hedgerows in what was an aged orchard area of garden are retained and a laurel hedge is introduced to provide the north boundary definition. A number of garden type trees with traditional village values may be introduced.

ACCESS

Level access would be provided at the main entrance door adjacent to a convenient drop off point. The ground floor is provided with 800mm wide doors together with a toilet area suitable for disabled persons whilst the staircase provided is suitable for the ambulant disabled.