DESIGN AND ACCESS STATEMENT IN RESPECT OF A RESIDENTIAL DEVELOPMENT OF ONE DWELLING - SITE ADJACENT TOP HOUSE, TOP ROW, ARDSLEY

This is a detailed planning application. The site currently has detailed planning approval for the erection of a single detached dwelling. This application now includes an attached garage however the dwelling remains unchanged from that previously approved.

DESIGN

USE

The site consists of the former garden area to Top House but which now has the benefit of detailed planning approval for a single detached house. The application number of the current approval is 2012/0992.

AMOUNT

The proposal is to erect a single detached house of two storey construction with additional accommodation contained within the roof void of the dwelling. In addition, an attached garage is also proposed. The garage is the only variation to the original approval.

LAYOUT

The site is bounded by Doncaster Road on its southern boundary and surrounded by residential properties on the remaining three sides. There are a number of protected trees on the eastern boundary which are to remain. The site is an infill plot between existing residential development.

SCALE

The scale of the proposed dwelling has been carefully considered taking into account its relationship with existing development on either side of the site. The proposed dwelling will be accessed by a driveway from Doncaster Road the position and size of which is already approved and it's arrangement will remain unchanged.
The dwelling will be two storey with further accommodation contained within the roof void. The existing site levels will be lowered as necessary to ensure the slope of the new drive from Doncaster Road complies with highways standards.

The attached garage will be located to the front of the dwelling, essentially clear of the tree canopy and set down as low a possible on the site. As part of the proposal, the existing boundary wall to the front of the site will be raised so that the garage will in the main be screened when viewed. Little more than the roof of the garage will be visible above the wall when viewed from Doncaster Road and the roof will slope away from the wall towards it's ridge.

LANDSCAPING

The existing mature hedge planting and trees are to be retained wherever possible to ensure a level of mature landscape from the outset. The large trees to the east of the site remain and are protected however if it is considered that a carefully managed pruning/trimming of these trees is required this can be carried out in accordance with local authority consultation. We consider the private amenity space to be of an appropriate size and the garden areas will be landscaped on completion of the development.

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APPEARANCE

The dwelling will be constructed in a mix of good quality materials consisting of a facing brick to harmonise with adjacent property and good quality artificial stone detailing in the form of heads, cills etc to window and door openings.

ACCESS

Access to the site will be via the new private drive (already approved) and served directly from Doncaster Road. The drive, parking space and turning area within the site curtilage will have no excessive gradients and will comply with highway standards. Access to the dwelling itself will be DDA compliant and will have a level/ramped approach to the main entrance.

Peter Dimberline Limited