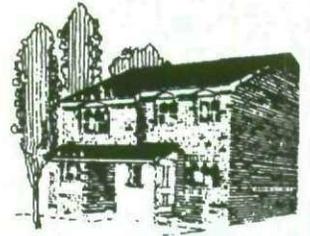


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Earnsley Metropolitan
Borough Council
28 OCT 2009
Noch9
Corporate Mail Room



Design and Access Statement.

Outline proposal for two new three storey semi detached dwellings.

Proposal.

The proposal is to obtain outline planning permission for two three storey semi detached dwellings with one car parking space per unit (to front garden area) , before submitting a full planning application covering full design principals.

Assessment.

The surrounding area consists of old and new developments with mixed two and three storey dwellings. The site is to be accessed directly off Pitt Street. The project will have minimal over shadowing to neighbouring properties as the unit fits and follows the existing street scene.

Involvement.

Pre discussion meetings have taken place with the local planning officer (none with local residents as a full design/layout as not been formulated/developed.

Scheme.

The initial scheme is a three storey development with parking to front. The materials would be brick with a concrete roof tile, u.p.v.u. windows and doors. At this point it is assumed that no substantial planting will take place apart from grassing areas affected by building works. Access for the partial disabled and any lighting for front/rear areas will be incorporated in the final design.

Ian Williams.