DESIGN & ACCESS STATEMENT

Introduction.

This is a Full Plans Application for a detached dwelling within the curtilage land of Westfield House, Wellthorne Lane, Ingbirchworth, Penistone. S36 7GJ. Also included is a detached garage for Westfield House.

The applicant is Mr. David Jones.

Site.

The application site is on the corner of Wellthorne Lane and Penistone Road. it is the lower section of the mature garden to Westfield House.

The site is bounded by stone walls with screen planting.

Layout.

There is a natural division of the land, where there is a change in ground levels, which gives both the existing dwelling and the proposal adequate curtilage land for parking and amenity areas.

An 'L' shaped dwelling is proposed with no habitable rooms looking towards Westfield House.

Access.

It is proposed to use the existing access and driveway off Wellthorne Lane for the new dwelling and reposition the existing access off Penistone Road for access to Westfield House and the proposed garage.

Both accesses have good visibility in both directions.

Landscaping.

There is an existing Laurel hedge between the site and Number 4 Wellthorne Lane. which will be pruned back and maintained to a height of approximately 2 metres - giving full screening along this boundary.

The boundary between Westfield House and the proposed new dwelling is a random stone retaining wall, where it is proposed to include further screen planting at the upper ground level.

The mature Leylandii hedge to Penistone Road will be replaced with slower growing varieties.

The existing tarmac driveway will be resurfaced and all other areas around the dwelling will remain as lawn.

Design & Materials.

The proposed dormer bungalow with traditional elevations will fit comfortably into the site. The position of the existing drive lends the site to be developed with an 'L' shaped building.

The use of brick - (colour to blend with Westfield House) and a flat grey tiled roof will harmonise with Westfield House and 4, Wellthorne Lane.

Planning.

The application site is in the village of Ingbirchworth, within an established and sustainable environment.

Outline approval for a dwelling was granted in May 2003 - (**Application No. B/03/0154/PR)** with the condition that it should be a single storey construction.

The proposal will not affect the privacy of all adjacent properties or be detrimental to the area.