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Reserved Matters Submission
New Dwelling and Garage
Outline Application B/05/0638
Ivy Bank 53 Huddersfield Road
Ingbirchworth
Sheffield S36 7GF

Design and Access Statement

Outline planning permission was granted 28th July 2005 for the above development with the following reserved matters requiring approval.

2a) The siting of the proposed development:-

The outline application indicated a footprint size of 750 square feet which over $2^{1}/_{2}$ storeys would provide a dwelling of 1800 square feet positioned in the middle of the site. This layout would impact on adjacent properties no's. 51, 53, 55, with regard to their visual amenities and privacy.
This submission positions a smaller 1250 square foot dwelling in the north east corner of the site as far away as possible from the adjacent dwellings to preserve the far reaching views over the countryside that the existing properties currently have.

2b) The design of the proposed development:-

The site level is below that of adjacent dwellings and below road level. The proposed design is based upon a $2^{1}/_{2}$ storey dovecote type square building with $1^{1}/_{2}$ storey and 1 storey wings.
The heights of the buildings have been positioned to suit (a) above.
By using internal open roof space in the design, the overall external heights are kept to a minimum, being less than adjacent buildings and the approved designs of The Rose and Crown and Wellthorne Concrete Works sites, local to the area.
The overall design compliments buildings close to the site.

2c) The external appearance of the proposed development:-

The external fabric of the development is a mixture of reclaimed natural stone walls (thin bed) and rendered finish walls with stone surround windows.
Roofing to be artificial stone slates "Bradstone" or similar.
All these materials are used on the adjacent buildings allowing this proposal to blend into the area.

2d) Landscaping of the site:-

Existing 3m high trees, shrubs and conifers to the boundary with no. 55 are to remain to ensure privacy.
New trees are to be introduced as indicated on drawing CCL 08-004 which also indicates natural stone slabs to pathways and York gravel to driveways.
The main site area around the dwelling to be grassed to provide an amenity area greater than the minimum requirement.
Natural dry stone boundary walling has been completed around the site to enhance the character of the proposed dwelling.

4) Access

The access to the site has been completed as indicated on drawing CCL 08-002 to a greater width and length to that required in the outline approval, allowing vehicles to pass each other at the entrance preventing any stationary vehicles on the main road.
The entrance to the site is now safer than the approved entrance to the Rose and Crown site, local to the area.

7) Details submitted in accordance with Condition 2 shall ensure that the dwelling is sited a minimum of 10m from existing trees

This is impossible to achieve and agreement is on the planning file from the original outline submission to remove this requirement. (Dated 8th November 2005)
Following our meeting on site in early 2006 with Mr. Robinson the local forestry officer it was confirmed that the trees dangerously overhanging the main road and the decaying tree on the boundary with no.55 could all be removed, no preservation orders were on the trees which have now been removed.
New trees are to be introduced as 2d above.

8) Drainage

Foul and surface water drainage will be addressed with Yorkshire Water and the Building Regulations Officer.