



## **Design and Access Statement.**

**Outline Proposal for Housing within the garden area of  
Coxbench House, 60, Doncaster Road, Darfield.**

### **Process.**

The proposal is to obtain outline planning permission for conversion of existing buildings and new dwellings within the garden area. The site is bounded on two sides by Doncaster Road and Cliff Road, the other sides have residential dwellings.

Preliminary discussions with the planning authority confirm that the site is within the housing policy area and subject to resolution of matters involving access, trees on site and flood risk considerations would be supportive.

Shops, medical other local amenities are located nearby and are short distance away by car or public transport.

There is a variety of housing adjacent the site ranging from terraced properties to detached houses.

### **Use.**

The site is within the housing policy area and is therefore suitable for residential use.

With a residential development it will provide support for local retail outlets and services.

### **Amount.**

Although the total site area is 0.45Ha, there are a number of factors limiting the amount of development. These are mainly access, a substantial number of trees and flood risk. The final amount will be covered in reserved matters.

### Layout.

The controlling factors for the amount of development are noted previously and will be covered with a full application. The main private drive and access will require the removal of two trees. But the individual drive will not .The boundary hedge will require pruning.The final layout will be covered in reserved matters.

### Scale.

This will be covered in reserved matters.

### Landscaping.

This will be covered in reserved matters.