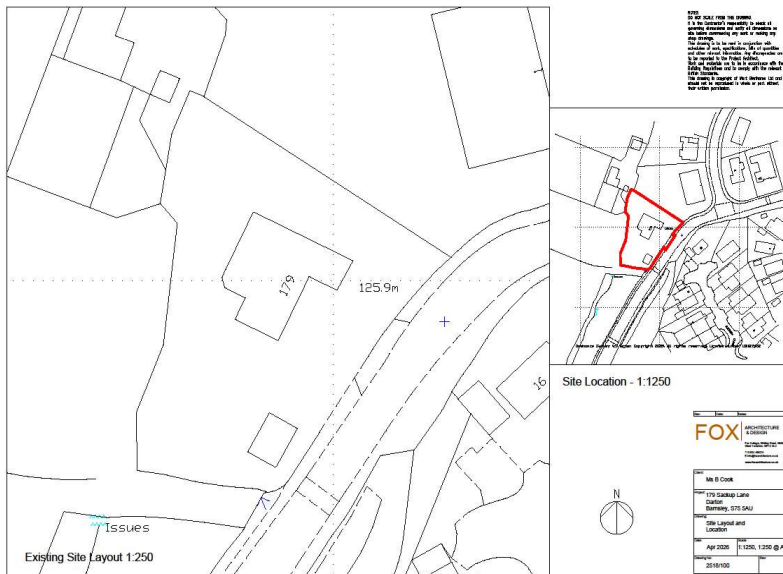


# DESIGN AND ACCESS STATEMENT RELATING TO A REPLACEMENT DWELLING

179 SACKUP LANE  
DARTON  
BARNSELY  
S75 5AU

APPLICANT – MS B COOK

*April 2026*



*Application Site*

## Site Photographs



*Existing Arial View*



*Existing Rear Garden View*



*Existing Vehicular Approach View*



*Existing Vehicular Outlook*



*Existing Rear Elevation*

### **Background**

The development site is owned by the applicant who wishes to develop the site with a more suitable dwelling befitting the sites prominent position and outlook.

### **Existing Site Parameters**

It is proposed to demolish an existing two storey dwelling and replace with a new property on a similar footprint.

The current property was constructed in the 1960s. The house is constructed with a combination of brickwork and timber cladding with monopitch and flat roof design built partially into the hillside. The house is now outdated.

The site is on an elevated position with far reaching views over farmland and paddocks to the south and west.

The site is bordered to the East by Sackup Lane which is a sloping highway leading to Darton.

The neighbouring property, No 1 Pennine View is a recently constructed two storey dwelling occupying a raised position to the north of the application site. This property is orientated to the west.

### Site Proposals

It is proposed to construct a new three storey dwelling occupying a similar footprint to the current dwelling

The exiting vehicular access to the site will be retained incorporated into a new stone boundary wall with a gated access.

The heavily shrubbed and overgrown boundary to the south and west is to be thinned out creating an enhanced wrap around garden area. The existing landscaped boundary between the site and 1 Pennine view is to be retained.

The new dwelling is orientated to the south maximising the views.



*Proposal Sketch 1*



*Proposal Sketch 1*

## House Proposals

The new dwelling has been designed to meet the council's space about dwellings standards.

The ground floor is occupied by a studio and guest bedroom with an integral garage and service areas to the rear. The existing detached garage is to be replaced with a new double garage.

The first floor creates an open plan family kitchen area with associated balcony areas maximising the far-reaching views but shaded by permanent, perforated brille soleil structure. A separate lounge area, office and second bedroom occupy the rear of the house at this level.

Two master bedrooms are incorporated at second floor.

## Conclusion

The submitted house proposals make appropriate use of a previously developed plot and should be seen as wholly acceptable in planning terms

Mark Brotherton

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Director

**FOX** | ARCHITECTURE  
& DESIGN