Design And Access Statement

For
Outline Planning Application
PLOT
Off Stainborough Road
Gildroyd
Barnsley

Companion information.—Drawing No CL /01

Proposed Development— 1 No detached 4 bedroom property

General
A previous application ref 2009/0831 was withdrawn.
Comments made by the case offices—Alexandra Cotton have been incorporated within this revised application.

Objective.– To create additional accommodation having limiting impact on its surroundings.

Site. *A slightly sloping site (refer to contour map) off* Stainborough Road
It is believed that this plot has always been used for gardening, with no past development history.
The site is currently used for gardening purposes.
The site shall be accessed from an existing access road which currently services 2 further properties.
The plot in question has access rights through the existing gateway.
The plot also has drainage connection rights into the existing drain run located in the access road width.
Any drain runs / connection to be restricted passage through the existing gateway.

Development size.– This plot is of more than adequate size to provide spacious internal accommodation and extensive gardens.
The layout indicated provides spacious access to the property.
We are unaware of any existing underground services on this plot.
Appearance- The frontage of all properties shall be in keeping with there surroundings . (details to be agreed .)

Landscaping.—Gardens to be laid to lawn with shrubs / plants.
The parking areas to be tarmac.

Access –
Access to be from the adjacent un adopted lane as shown on Drg CL/01
From the access point there is unrestricted Site lines The additional traffic flow should not impact on the existing .
The site has adequate site lines for the safe entry and exit from the allocated parking spaces.
All threshold to be flush to accommodate wheel chair access
All entrance doors to be 770 clear min

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