

PROPOSED DETACHED DORMER BUNGALOW R/O 17 ARDSLEY ROAD, WORSBROUGH

DESIGN/ACCESS STATEMENT

It is proposed to redevelop the above site, which currently constitutes the rear garden to 17 Ardsley Road, Worsbrough, for separate and private residential purposes.

The site is accessed off a private road off Ardsley Road, which is a principal distributor road. The site currently constitutes gardens with a few mature bushes, generally laid to lawn with some small shrubs.

The proposals are to construct a new detached dormer bungalow within the rear garden, to be compatible with the adjacent and surrounding properties.

The new building will have cavity brick external walls, suitably embellished around openings, beneath a moderate double pitched roof clad with interlocking concrete tile.

Access will be gained by constructing a new entry off the rear access road.

The boundary between the proposed property and 17 Ardsley Road will be fenced throughout its length.

PLANNING POLICY

The development falls within existing UDP planning policy, creating infill development between similar style residential units.

There has been no public consultation prior to making this application, mainly due to it falling within existing planning policy guidelines.

The design solution of the building follows a rigorous assessment of the existing site usage and is considered to be aesthetically pleasing and within character of the adjacent development.

AMOUNT

The proposed building sits within a reasonably sized site and is not considered to constitute over-development of the plot.

LAYOUT

The siting of the new building is substantially limited to the established building line of the street scene, with little scope for alternative layouts, i.e. with access to the rear cul-de-sac and garaging facilities within the site.

SCALE

The proposed dwelling is compatible with adjacent and surrounding properties, being conventional in style and materials, and should not detract from the general street scene.

The height of the building is again to be compatible with adjacent properties, providing windows of sufficient distance between boundaries and having no overlooking issues to habitable rooms of adjacent properties on Ardsley Road.

All rooms facing 17 Ardsley Road are at ground floor and it is proposed to provide a 2.0m high fence along the rear boundary.

LANDSCAPING

The site has existing gardens and it is intended to retain as much of the established landscaping as is possible, and of course retaining any existing sizeable vegetation. The landscaping of the site can, however, constitute further consideration following a consultation period with the Planning Authority.

APPEARANCE

The building will relate to the existing surroundings and will not impair scale beyond that of adjacent buildings, as stated above.

ACCESS

Again, as stated above, access will be gained off the private access way to the rear, such positioned that this provides adequate turning facilities and established egress onto Ardsley Road.