MPSL planning & design

Design and Access Statement

Amendment to Approved House Types APP No. 2007/2073

Verona Rise Darfield

March 2010

Introduction

This statement is produced in support of an application for removal or variation of a condition following grant of planning permission at Verona Rise, Darfield. The statement is laid out in a simple form that reflects the guidance laid down by CABE, and in accordance with the advice laid down in Circular 1/2006, paragraphs 80-104.

Context of the Site

The context of the scheme as submitted has to be considered in relation to the fact that the previous application (2007/2073) has already been approved on 3rd March 2008. This development totalled 42 plots. This application seeks approval for the substitution of the approved house types, with the revised house types submitted within the application pack.

Amount

There is no change in number of dwellings to the approved scheme.

Layout

There is no change to the layout of the approved scheme.

Scale

The proposed house type substitutions offer a variety of scales ranging from two, two and half and three storeys, as the approved scheme.

Landscaping

There is no effect on landscaping of the approved scheme.

Appearance

The proposed house types are of a similar design to those previously approved, whilst incorporating the following amendments.

- Reduced eaves heights
- Ground floor W/C windows have been omitted
- Porch canopies have been omitted from the front doors

Access

The highways and footpath links remain unchanged.

Conclusion

The revision maintains the number of dwellings at 42No as previously approved and as such, there is no overall detrimental effect on the Council's housing position.