

**Design and Access Statement for Four Detached Bungalows @ 15 New Road,
Staincross Barnsley**

Design

Use

This is a Full Planning application for 4 dwellings. The site amounts to approximately 0.01087 hectares within a residential area of Staincross. It is the former garden amenity space of New Road. The site is bordered by residential properties on all sides

Amount

The proposal is for 4 detached dwellings. The siting has been arranged around guidance set within the South Yorkshire Residential design guidance.

Layout

The application site is in the residential area of Staincross and is bordered by existing houses. Trees and landscaping has been provided to create privacy and reduce impact

Scale

The new detached dwellings will blend in with the adjacent dwellings in size, shape and proportion. It is in keeping with the remainder of the area and therefore does not overpower or overview any adjacent properties. The street view will be balanced and are in scale to recent development surrounding the proposal.

Appearance

The proposal is similar in design and appearance to the adjacent dwellings. The remainder of the street scene varies in size, shape and proportions as the buildings and area have been developed over time, but are of a similar design and appearance.

The proposed dwellings are to be brick and concrete tile. The main roof will be hipped. The windows and doors are to be upvc. The visual appearance reflects the area in style and looks.

Windows have been positioned as to not lose privacy and satisfies South Yorkshire Design Guide.

Landscaping

A garden amenity space will be provided to satisfy South Yorkshire Design Guide.

A Landscaping scheme will be provided indicating standard and semi mature trees that will contribute to the softening of the development as well as providing privacy and reducing impact.

Access

A private drive access will be provided leading to two parking spaces to each plot with satisfactory turning facilities.