DESIGN AND ACCESS STATEMENT

Single dwelling adjacent to
'Rotherwood', The Green, Penistone, S36 6BL

General

The site is in an area of garden to the side of an existing dwelling known as Rotherwood, The Green within Penistone conservation area.

The site has the benefit of full planning permission Reference 2006/1183 which expires in December 2009. The reason that work has not commenced is that the applicant has not sold his existing property, which has been on the market since approval was given. The sale of the existing property will fund the construction of the new dwelling. Essentially this application is a renewal of the existing planning permission.

The application is for a three bedroomed dormer bungalow. The land slopes gently towards The Green where there is a stone boundary wall.

Residential Amenity

The previous application was considered to be acceptable, being at a lower level than properties to the west (1 Clarel Street) and the dwelling does not include any habitable room windows to the rear elevation, therefore privacy is maintained. The development therefore complies with both SPG2 and SPG3.

Principle of Development

The site is located within a Housing Policy Area within the Unitary Development Plan where infill residential development is considered acceptable providing it complies with relevant criterion.

Design/materials

It is proposed to construct the dwelling in artificial stone walling, 150mm coursed, pitched face in a buff/black colour, with smooth buff Artstone heads and cills.

The roof will be constructed of Marley Modern grey concrete interlocking tiles with red contrasting ridge tiles.

Access to the dwelling will comply with Part M of the Building Regulations.

Landscaping

Existing boundaries will be maintained to the front (reduced height for visibility) and the south. A new post and rail fence and hedgerow is proposed to the north adjacent to the path to 'Rotherwood'

The drive will be hard surfaced sealed and drained to the satisfaction of the LPA.

Flood Risk

There are no open watercourses on or adjacent to the site and there is no history of any flooding. There is not considered to be any flood risk associated with the proposed development.

Highway Safety

It is proposed to create a new vehicular and pedestrian access to The Green and reduce the height of the boundary wall to provide adequate visibility in accordance with the highway authority's recommendations.
The drive will give access to a single garage and additional parking area as well providing a vehicular turning area to enable all vehicles to enter and leave the access in a forward gear.