

Supporting Statamant of facts for a new
dwelling & repositioning of an existing
detached garage between THURLEA &
HOLLY COTTAGE, Old Mill Lane Thurgoland

Sheffield S35-7EG

for

Mr Micheal Ball.

to be attached and read with planning
application.

THE PROPOSAL:-

- * to build a detached dwelling with vehicular access from Old Mill Lane & to reposition a detached garage as shown on the site plans.

THE SITE:-

- * is located within the residential area of Thurgoland & stands between Old Mill Lane & the river Don.
- * the adjacent site to the east, the side garden to Holly Cottage has recently received planning approval for a similar project & works are in progress.
- * the site adjacent Old Mill Lane is relatively flat but the southern boundary line falls away to the river level.

SURROUNDINGS:-

- * both sides of Old Mill Lane is a well established residential area consisting of a mixture of individually designed dwellings with a mixture of facing materials. Various extensions, garages & infill dwellings have been constructed over a long period of time.

DESIGN:-

- * From Old Mill Lane the dwelling would form the appearance of a chalet style bungalow, from the southern boundary, river side a lower floor level would be formed giving an elevation of taller appearance.
- * natural stone facings are proposed. (see elevations)

- * the new driveway & turning area, to allow forward access in & out of the site for cars would be block paved or tarmac surfaced.

SITE ACCESS -

- * a new access from Old Mill Lane including the pavement drop crossing would be constructed to BMBC's highways services specification.
- * any adjustment required to the repositioning of the adjacent detached garages access would be carried out to the same spec.

PLANNING POLICY -

P.P.3. HOUSING -

- * the site is in a suitable location for development.
- * the proposal makes effective use of the land.
- * " " would be well laid out so that the space available is used efficiently.
- * the site is easily accessible with good road routes to adjacent towns, shopping areas, educational services etc. A regular bus service is available.
- * the proposal would deliver a high quality development that would be appropriate to the site & the surrounding area.
- * the proposal has been formulated taking into account of the relevant advice in both P.P.4 & P.P.3 - good design ensures attractive, usable, durable & adaptable places. Good design is indivisible from good planning.

GENERAL -

- * there are no rights of way within the site
- * " " " listed buildings adjacent the site.
- * " " " conservation areas affected.
- * Mains drainage is available.
- * essential services i.e. electricity, gas & water supplies are all at hand.
- * access would suffice for:-
 - a) postal services etc
 - b) refuse & recycling services
 - c) emergency services.
- * green & disabled access issues will be addressed at building regulation stage with BMBC's building control services.

ASSESSMENT & CONCLUSION -

- * the site is enclosed within an existing residential area & therefore considered appropriate in principle.
- * the design has been formulated to suit the site which should be agreeable & within the remit of relevant national & local planning guidance.
- * the orientation of the proposal follows the line of the existing dwellings & would not therefore have any overshadowing effects.
- * the rear view faces the river Don & wooded areas which would not have any detrimental effects on existing properties or public open spaces.