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PROPOSED ERECTION OF 2 BEDROOM DORMER BUNGALOW WITH INTEGRAL GARAGE AT LAND ADJACENT 1 SPRINGBANK, DARFIELD, BARNSELY

Design Statement

The site forms the garden of 1 Springbank, Darfield. This is a residential area of mixed development comprising bungalows, dormer bungalows, detached and semi-detached two storey dwellings.

It enjoys an elevated position overlooking the valley beyond, and is on the lower section of garden of 1 Springbank.

It will be necessary to demolish a pair of garages (for 1 Springbank) but the space can be reallocated adjacent 1 Springbank.

The present retaining wall forms a natural boundary between the two sites.

The proposed dwelling will be constructed with an integral garage over which will be a bedroom.

There is no need to have openings, ie windows and doors, on the rear elevation (west elevation) since the dwelling is orientated to take advantage of the views. It will be rectangular with the first floor bedrooms in the roof space, there being a long dormer window.

The existing dwelling at 1 Springbank, being elevated, will look over the new proposed site. The retaining wall is approximately 1.8 metres high.

Materials and fenestration will be sympathetic to those of the surrounding buildings.

A good quality brick and concrete roof tile will be used. It is requested that materials are conditioned for approval.

Access Statement

The site is adjacent 1 Springbank and has an existing access off Vicar Road. It is on the boundary of a larger 'modern' estate, in close proximity to public transport. It has easy access to varied retail opportunities.

The site is level although Vicar Road slopes.

The existing access off Vicar Road will be used for motor vehicles, and the new garage is roughly in the same position as the existing one. There is space to turn, there will be level access to the main door and the dwelling will meet the requirements of the Building Regulations Approval Document M.