Supporting statament for a datached dwelling adj 104 Everill Gate Lane Broomhill S73 -0JJ for mr philip pearce.

associated plans/ details ;-
sheet one = location plan 1:2500'
" two = site plan 1:500m
" three = ground floor plan
" four = first floor plan
" five = elevations.

December 2017.

THE PROPOSAL :-

to build a detached dwelling on a narrow plot which is zoned for residential purposes on BMBC's Unitary Development Plan.

THE SITE :-

lies in between the existing vehicular access to the rear of a row of terraced houses & open green belt.
The site is quite narrow & flat.

SURROUNDINGS :-

the village of Broomhill is quite small & has been extensively increased in size by residential redevelopment of all shapes & sizes, both single & two storey designs in various facing materials. At the southern end of the village on Pontefract Road a large, detached house of modern design was granted planning permission & was built adjacent to the green belt.

PROPOSED DESIGN :-

the narrow nature of the plot naturally lends its self to mimic the front elevational treatment of the adjacent terraced houses.

DESIGN (CONT):-

Natural stone facings with natural stone lintols facing Exhill Gate Lane would allow a natural blending in. Flat profile Etamit mock slates would also be beneficial

The dwelling can be set back from the existing pavement to allow the formation of a permanently surfaced vehicular parking area.

The gable wall area facing the end terrace house (no 104) would not have any habitable room windows facing in that direction in order to maintain privacy.

Both ridge & eaves heights would be set to mirror those of the existing properties.

ACCESS:-

there are no public rights of way within the site.

Private car parking spaces would be constructed & would be completed prior to occupation.

Surfacing the front area would also suffice for;

a) personal access
b) emergency services
c) postal services
d) refuse & recyling collection.

PLANNING POLICY CONTEXT ;-

the proposal has been formulated in light of the relevant advice in PPS & PPG.

PPS ;-
paragraphs 33+34 states that any scheme should be of good design to ensure attractive, usable, durable & sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality development

GENERAL ;-

a) all required services ie gas, electric & towns water supplies are available.
b) mains drainage is available in Evercill Gate lane.
c) there are excellent road links to both local shopping & areas of employment.
d) the village is served by an excellent bus bus service which also allows access to Wombwell railway station.
e) the proposal does not affect any water course
f) the proposal is adjacent to green belt but is within residential designation.
g) the proposal is not within or adjacent to a conservation area, or to any listed buildings.

GENERAL (CONT);-

h) building regulation lagislation would take into account green issues, fire safety & disabled access.

i) the adjacent terraced row lost the end house to fire, no 102 was demolished.

ASSESSMENT / CONCLUSION;-

the site enjoys residential status & the design proposed should be considered appropriate in planning terms & within relavant planing guidance.

the orientation of the proposal, in relation to existing properties would not form any over shadowing & would not impact adversely on the village in general.