Peter Wade Consultancy

DESIGN & ACCESS STATEMENT

REF:- PWC/1829/G

PROPOSED DETACHED GARAGE
ON LAND ADJACENT TO
107 BURTON BANK ROAD
MONK BRETTON, BARNSLEY, S71 2AD.

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1. Description of the scheme

1.1 The planning application associated with this statement is to build a detached garage on an undeveloped plot of land adjacent to 107 Burton Bank Road, Monk Bretton, Barnsley S71 2AD. A planning application has been submitted and approved, on appeal, to build a detached dwelling on the plot, which is in an area designated as residential use on the proposals map, policy BA2. Construction of the dwelling is to commence shortly and the detached garage is to complement the dwelling.

1.2 A planning application for the dwelling was validated on 23 November 2009, application no. 2009/1472. The application was refused on 13 January 2010. An appeal to the Planning Inspectorate was upheld.

2. Appearance

2.1 The proposed garage is to be constructed from the same materials as the house. The front access door to the garage is to be an up&over garage type of similar style as other garage doors to neighbouring properties. These can be seen in the photograph within this statement.

2.2 The scale of the garage is to be in harmony with the host dwelling, the roof shape and all fenestrations are to match the house.

3. Design

3.1 Compliance with policy H8E has been achieved, traffic problems shall not arise; the means of access to the site shall be identical as neighbouring houses. The attached photograph showing the neighbouring houses to the South of the site indicate the type of vehicular crossing to be constructed.

3.2 To construct a garage of suitable dimensions it is necessary to build the front wall of the garage in front of the main wall to the dwelling. This shall not produce an unusual feature to Burton Bank Road, the photograph showing the view to the North shows the garage door of other properties also extending beyond the main building line of dwellings.

4. Other considerations

4.1 Principles of sustainable urban drainage are to be employed. To reduce the risk of flooding to other areas all rainwater run-off from the proposed garage shall discharge to a soakaway within the site.

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29.03.11

View to North along Burton Bank Road

View to South along Burton Bank Road