Design And Access Statement

For
Outline Planning Application
8 Back Lane West
Royston
Barnsley
S71 4SB

This is the second submission the first being ref— 2008 / 0968 was rejected.
This scheme as shown on Drg BW2/01 has been discussed at lengths Mr Steve Kirkham (Planning Officer.}
The layout has been agreed in principle.

Companion information.—Drawing No BW2 /01

Proposed Development— 3 No detached Properties -
Consisting of 2 x 4 bedroom houses + 1 No 3 bedroom bungalow.

Objective.– To create additional accommodation having limiting impact on its surroundings, constructed in the same style as the surrounding properties.

Site. A level site located to the rear of No 8 Back lane West. This site has always been used for garden use with no past development history.
The site is currently used for gardening purposes.
The site shall be accessed from Back lane West creating a new access along side No 8
Adequate parking has been retained by No 8.
The existing store door in the gable to be blocked up.

Development size.– The plot is of more than adequate size to provide spacious internal accommodation and extensive gardens.
The layout indicated provides spacious access to all properties whilst providing the necessary facilities for fire brigade vehicles access / turning.
We are unaware of any existing underground services.

Appearance- The frontage of all properties shall be in keeping with there surroundings and be varied slightly but remain comparably similar. (details to be agreed.)

Landscaping.—Gardens to be laid to lawn with shrubs / plants.
The parking areas to be tarmac.

Access –
Access to be from the adjacent un adopted lane as shown on Drg BW2/01
From the access point there is unrestricted Site lines The additional traffic flow should not impact on the existing .
The site has adequate site lines for the safe entry and exit from the allocated parking spaces.
All threshold to be flush to accommodate wheel chair access
All entrance doors to be 770 clear min

Date 18.02.09