

**Design and Access Statement In Respect of Outline Planning Permission for the Erection of
a House to the Rear of: 2 Cliff Lane, Brierley, Barnsley,**

The Process:

The site is of a rectangular shape with an existing house at the road side and a mature garden extending to the rear. The garden is mainly grassed behind the house leading to a shrubbery and rockery at its furthest point.

Vehicular access from Cliff Lane is via an existing drive alongside the house to a garage at the rear

A recently built house exists to the left hand side on neighbouring land, within 1m of the boundary approximately two thirds of the down the length of the garden and it's in this area that the new house is proposed. To the right hand side the existing houses are older and constructed with brickwork or rendered and painted finishes.

Mr Booth has discussed the erection of the house with immediate neighbours, neither of which has made any objections known to him.

At the present time the existing house has a combined finish of brickwork and reconstituted stone cladding. Mr Booth is considering removing the cladding and replacing it with a painted cement render more in keeping with the neighbouring older type properties and the proposal is that the new house would be of a similar finish.

Use:

The proposed development is for the erection of a detached house and two detached garages to the rear of 2 Cliff Lane, Brierley.

Amount:

The proposal is to erect a detached garage for the existing house and erect a two storey three bed roomed house and detached garage at the rear.

Layout:

The proposed house has been positioned adjacent to an existing neighbouring house, which reduces the possibility of the site looking cluttered. The existing drive will be extended back to the new house and will have an area suitable for vehicular parking and turning a car for ease of access back onto the road.

Scale:

The size of the house is mainly dictated by the width of the land and the location of a nearby tree and as such the overall footprint has been restricted to 10m x 10m.

Appearance:

The external walls of the property will be of cement render, painted with suitably coloured exterior stone paint and the roof covered in tiles matching the refurbished existing house..

25 JUL 2008

Barnsley Metropolitan Borough Council

DC
no cheque

Corporate main room

Landscaping:

The existing concrete drive is to be replaced with a non slip block paved surface from the road to the proposed house giving disability friendly access to both properties.

At present the ground level beyond where the proposed house is to be built drops sharply down a rockery, this would be redesigned to achieve a gentler slope.

Access:

The property is very close to the main public transport route and would have direct access from the road without the need of steps or stairs.

The turning point within the access driveway ensures that vehicles will be driven forwards onto Cliff Lane to maximise the visibility of oncoming vehicles. The driveway will serve both houses and be at a suitable level at each property for access and egress for people with disabilities.