



DESIGN & ACCESS STATEMENT

Date: March 2009

**Alteration to Planning Application of Detached Property
to a Pair of Semi Detached.**

At

Jackson Street, Cudworth



USE

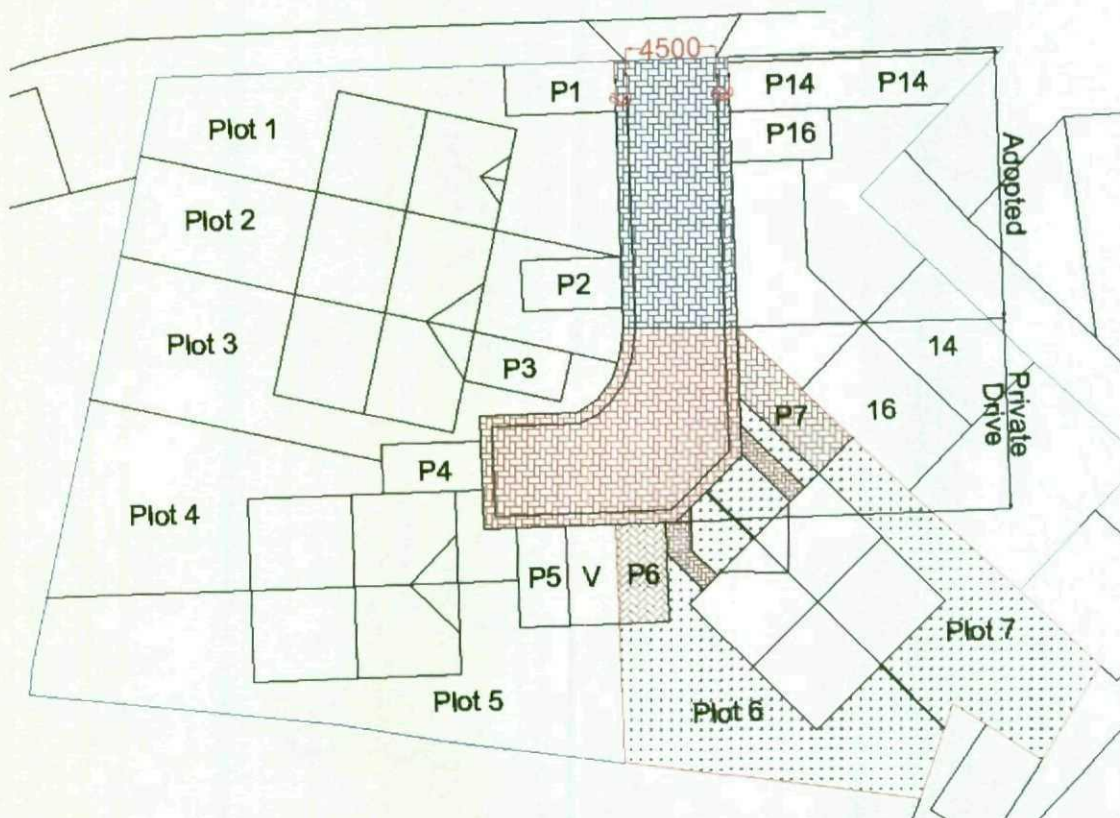
This application is for an amendment to a previous application ref:2007/0400. This was for the erection of 3 town houses, 1 pair of semi detached and 1 detached dwelling. This application is to remove the detached property from the scheme and replace it with a further pair of semi detached dwellings. This would mean the development is more in keeping with the surrounding properties.

AMOUNT

This is a small development of 7 houses, on land adjacent to the existing properties off Jackson Street. The density is appropriate and all dwellings have sufficient amenity space and off street parking. The conversion of the detached property to a pair of semi detached will be of a suitable density in relation to the previously approved layout.

LAYOUT

The new pair of semi detached dwellings will be in the same position of the previous detached property, with off street parking and suitably sized amenity spaces. The road leading to the development will be partly adoptable highway and party private drive. The site plan below shows this layout. It also show the parking spaces to the front of the site have been repositioned to be accessed off the new road, therefore leaving more roadside parking for existing residents.



SCALE

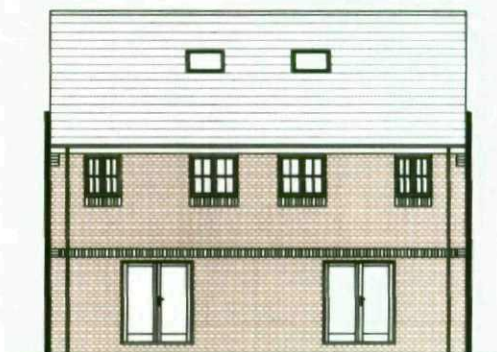
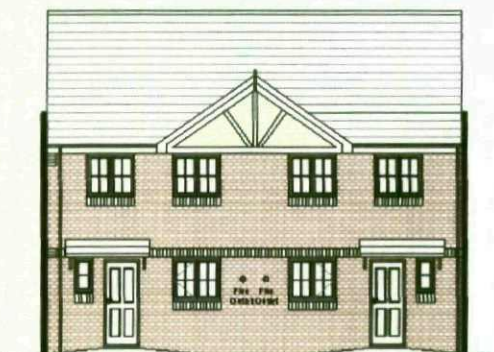
The new properties will be identical in scale to the previously approved dwellings with the same window positions and sizes.

LANDSCAPING

The landscaping scheme will be very similar, the previously approved properties will not be altered, the main difference will be the further parking space to be block paved and the gardens to the rear will be separated using appropriate fencing. The new access road will be block paved with suitable kerb edgings to pedestrian access.

APPEARANCE

All the detailing on the proposed pair of semi detached dwellings will be to match those previously approved. These are to be red brick, with a brick band and soldier courses above the windows. The proposed elevations can be seen below.



ACCESS

The site will be accessed off Jackson Street, firstly on to adopted highway then onto a private driveway. As discussed previously with Matthew Smith of Barnsley Planning Dept, the road is to be 4500mm wide with 600mm pathways. All access to the private parking spaces will be off this new access road therefore no car will need to be manoeuvred using Jackson Street itself.