

Royston Road Garages:

Design and Access Statement
Retrospective Application for 3No. Domestic Garages

Prepared on behalf of:

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Prepared by:

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1.0 Introduction

- 1.1 This is a statement submitted in support of an application for 3No. garages for 3No. townhouses on land at 2A, Royston Road, Cudworth, Barnsley, South Yorkshire, S72 8TT
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.
- 2.2 Physical
The garages sit within the curtilage of the 3 houses on gently sloping land.
There is no flood risk, contamination or significant ecology.
- 2.3 Access audit
The garages have level access (since they were designed for cars), therefore facilitating access for all users.

4.0 Relevant planning history

Planning had not been granted for the (existing) proposals before they were constructed. Therefore this application is retrospective.

5.0 Involvement of community members and professionals, undertaken/planned

- 5.1 No consultation has been undertaken

6.0 Design of the scheme

The (existing) proposals have been designed to house 3 cars of a standard size.

The material palette matches that of the existing houses which are served by the garages.

Security will be enhanced by the roller shutters fitted to each garage.

7.0 Concluding Statement

This design and access statement has been written in support of a planning application for 3No. garages within the curtilage of houses at 2A Royston Road, Cudworth, Barnsley. In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.