Design and Access Statement for New Dwelling Adjacent Quarry House, Thurnscoe Road, Bolton on Dearne

Design

Use

The site consists of a piece of land adjacent to Quarry House, Thurnscoe Road, Bolton on Dearne. The land was part of the garden amenity space for this property. Outline Planning approval is required for one detached house on the site.

Amount

A detached houses is required

Layout

The application site is in the residential area of Bolton on Dearne and is bordered by existing domestic residential properties on three sides.

Scale

The new detached dwelling will blend in with the adjacent dwelling's in size , shape and proportion and is in keeping with the remainder of the area, and therefore does not overpower or overview any adjacent properties.

Appearance

Details of the appearance will satisfied at a later date. The street scene, varies in size, shape and proportions, as the buildings and area have been developed over time, but is mainly detached and semi detached properties.

The proposed dwelling is to be built in brick.

The proposed roof will be a pitched roo finished with a concrete tile to match the area

The visual appearance will reflect the area in style and looks.

Windows will be positioned as not to lose any privacy to existing properties.

Landscaping

The private garden areas are existing and mature as they have been integral to Quarry House since it was originally developed. Details will be provided of any future landscaping/ fence details at a later date

No trees or hedgerows are to be affected.

Access

The access to the property is existing with a 3.6m wide driveway onto the site. This driveway can be widened to 4.4 metre. A 4.5 m wide shared driveway will be provided to ensure passing of vehicles can be achieved off the main street. The private drive will be of a hard covering such as block paving/ tarmac and adequately drained as too ensure surface water from the site does not discharge onto Thurnscoe Road.

A minimum two car parking spaces will be provided to the new dwelling and a minimum two car parking spaces being retained to the existing dwelling.