

**DESIGN AND ACCESS STATEMENT IN RESPECT OF A PAIR OF
'CHALET' STYLE DETACHED BUNGALOWS AS SUBSTITUTIONS FOR A PAIR OF
PREVIOUSLEY APPROVED DETACHED HOUSES
PLOTS 5 & 6, REDLAND GROVE off NEW ROAD, STAINCROSS, BARNSELY**

DESIGN

USE

The site consists of a piece of land defined as plots 5 and 6 located on Redland Grove Mapplewell Plots 5 and 6 currently have approval for the erection of two detached houses as part of a larger development which was granted planning approval in November 2007 under application reference 2007/1570 The applicant recently obtained planning approval for the erection of a chalet style bungalow on an adjacent site to the west of plot 6 ref 2010/0389 granted in June 2010 This dwelling is currently under construction

AMOUNT

Our client proposes to erect a dwelling (identical to that approved under application 2010/0389) on each of the plots known as 5 and 6 as replacements for those previously approved The new dwellings are chalet' style bungalows with gables facing the highway creating three bedroom accommodation Parking space is also proposed to the front of the dwellings within the plot curtilage

LAYOUT

The application site sits within a residential settlement located off New Road and Redland Grove and is part of a larger development located at the end of Redland Grove Dwellings to the south of the application site have already been constructed and are occupied

The site has a fall from the northwest down to the south east and has a tree screened boundary on the northern edge and is adjacent an existing detached house on the lower side to the east.

The dwellings will be served from the existing highway constructed as part of the original approved scheme Private garden space will be provided to the rear of the dwellings The front' garden space will largely be allocated as parking space

SCALE

The scale of the proposed dwellings will match that recently erected to the west although the roof lines will step down on each plot to reflect the natural slope of the existing ground levels We believe this revised scheme will sit comfortably within the street being located between the two existing dwellings and respecting the natural slope of the site The overall mass of built form will actually be reduced from that currently approved

LANDSCAPING

The proposed private garden areas will be landscaped in accordance with our client's requirements Boundary treatment between the plots will take the form of screen fencing The northern boundary of course is an existing mature tree screen

APPEARANCE

The dwellings will be constructed in good quality facing brick with complimentary detailing all subject to LPA approval

ACCESS

Pedestrian access to the dwellings will be from the side A level entrance will be provided to the main entrance door and there will be no excessive gradients between the parking space and the entrance to the dwellings