

Design and Access Statement.

Re – New dormer bungalow and garage at Plot 3, Furlong Court, Goldthorpe for Dearne Homes Ltd.

The new bungalow is in the same position as the application approved under B/04/0728/DE after appeal APP/R4408/A/04/1160331 dated 22nd February 2007. The only difference being is the garage moved further forward to improve the rear garden. This will still leave a large garden to the front as shown



Neighbours Bungalow and Garage to North at 2a Kennedy Drive

The access to the site which is existing and will be off Furlong Court already has a hard standing area. This drive will lead to a area which will provide parking and turning for the bungalow. The hard standing areas will be drained to soakaways on the site.

The height of the building to eaves will be 3.1 m with a ridge height of 6.6 m. both same as the bungalow approved on appeal Facing bricks and roof tiles will be agreed with planning to match the existing dwellings adjoining the site. The same site levels will remain. Only the top soil will be removed



Access to the Site



Existing Dormer Window to No 31 Furlong Court

There is an existing house at No 31 Furlong Road which has a dormer window on the front elevation. There is also a bungalow on a much smaller plot at No 25 Furlong Road

The new building will be screened by existing boundary walls on the west elevation and fencing to the north and garages to the east. The remaining boundaries will have close boarded fencing.

The drawing at a scale of 1:100 showing the ground, first floor and elevations was sent to Matthew Smith in planning on the 18th December 2009 for his informal views. I spoke to him several days later and he felt the bungalow plan was fine.