DESIGN ACCESS STATEMENT

Summary

The design intention is to provide a development of the site that suits the needs of the applicant in the provision of the following:-

1) Garages for applicants vehicles

Use of Buildings

The building will be used as garage accommodation for the clients use and that of his family who reside in the adjacent bungalow. No other users will have access to the buildings.

The site has had a previous use as a kennel block, this use having ceased but traffic from the site will remain at a lower level than this previous use. It is not envisaged that this use level will increase.

Access & Parking

Access to the garages will be from the driveway from Renald Lane where access is good and there are no reported accidents that may have been caused by this access.

Open parking will be provided within the curtiledge of the site and daytime parking will be to the front of the garages well away from the highway. Adequate turning space is allowed for within the site for both the dwellings that are on the site in the immediate vicinity.

Disabled access is provided to the dwellings and the garages are of sufficient width to allow such a use with the ability to leave the vehicle from within the garage if required.

Refuse collection will not change, the construction of the garaghe block will not affect this at all.

Design scale and appearance

Design thinking in respect of the dwellings has endeavored to incorporate a building with a suitable scale and appearance which will suit the surrounding area and adjacent buildings. The use of natural stone and matching stone tiles will enhance and echo the recently constructed dwellings in the area. The current drawing indicates that the garage block is of such a scale as to be in harmony with the overall appearance and ethos of the remainder of the site, giving a rural inclination.

There is a severe risk of crime in this rural area with thefts recorded recently of farm machinery, quad bikes and land rovers and vehicles of all types due in part to the open nature of the countryside but also to the lack of secure garaging. This development will, in the opinion of the local police force assist in reducing crime of this nature and result in vehicles becoming more secure thus reducing local crime and the burden on the local

police force which operates from the nearby town of Penistone. The application has the support of South Yorkshire Police in this respect.

Layout

The layout of the building has been arranged to provide a suitably rural appearance and adequate facilities to meet the requirements and aspirations demanded by the owners.

The garage has been located well away from the access to the site for reasons of security and the layout meets the current requirements of BMBC. There is no second floor accommodation in the building.

Landscaping

Landscaping provision is indicated on the planning drawing in respect of the dwelling, with planted areas to the rear of the building to extend and enhance the existing planting. Density and type will echo the existing planting.