

2012/0533
Erection of 1 cottage 27/29 Green Road, Penistone

Design & Access Statement.

The Site

The site is currently paved for parking purposes by visitors or others by agreement. The owner is moving and would prefer to see the site developed with a cottage rather than leave the site vacant. It faces a Council owned strip of land which is informally landscaped. To the western boundary is a footpath and to the rear some housing is evident. The rear boundary is fenced off with a 1.8m timber fence.

The Proposal

A simple 2 bed cottage is proposed. All the primary room glazing faces to the front or eastern amenity area. The living accommodation is on the first floor for an elevated outlook though tree canopy and a small private balcony gives added private amenity.

Sun penetrates all parts of the site at different times of day which adds character and interest to the spaces on both levels. There is no effect on surrounding buildings and no windows are on rear or side elevations other than obscure glazed min or windows to toilets or staircases. The ground floor has a 1.8m fence to rear garden areas so no overlooking is possible.

Access

Access exists off Green Road and is unchanged. The proposal will potentially have fewer vehicular movements than possible currently.

Design

The building is in stone and in scale with other properties on the Green Road Frontage. It is designed for a single person or couple but is clearly not for a major family facility. The building is built in natural stone with simple proportions and details.

Conclusion

This cottage will provide a useful “affordable” home in Penistone and although an irregular shape, the site allows complete private attractive open space for a working couple or single person who prefers an individual home with attractive open aspects to the main living spaces and low maintenance requirements. It is a very sustainable development being within walking distance of Penistone Town Centre in line with the new NPPF. It supports growth and innovation and helps the supply of new housing in Penistone at the affordable end of the market.

MAC 0912