PROPOSED ERECTION OF BUNGALOW

ADJ 165 ROYSTON ROAD, CUDWORTH BARNSLEY, S72 9BW

A DESIGN

The proposal is to erect a single bungalow on land adjacent to No 165 Royston Road, Cudworth. The applicant is the freeholder of No 165 and the land referred to, which at some time in the past was designated as a separate building plot but never developed.

The new proposed bungalow has an internal floor area of about 139 m^2. The site layout has been arranged so that the principal living rooms have a rear aspect over the rear garden and open fields beyond. It has been specifically designed for this plot and will have facing brick and stone external walls with art stone details and these will be sympathetic to the existing area and will no doubt be dealt with as a Planning Condition, likewise the roof tiles.

The proposed bungalow will make use of the existing double garage and 2 Nr car spaces provided as shown on the plans for No 165.

The proposal is entirely consistent with the residential nature of the existing environment and will complement the vernacular street scene of Royston Road which has varied house styles of traditionally built properties.

B ACCESS

The proposed bungalow will be accessed from the existing drive to No 165 and there is an existing turning space within the plot for both dwellings to preclude reversing out onto Royston Road. The garage and spaces so provided will preclude any on-street parking.

Access to the proposed bungalow will be arranged so as to provide level access to the front entrance door and any ramps necessary will generally be at 1 in 20 to afford disabled access for wheelchair users, and all internal doors and spaces will be in accordance with Document M of Building Regulations to give unrestricted access for disabled occupants.

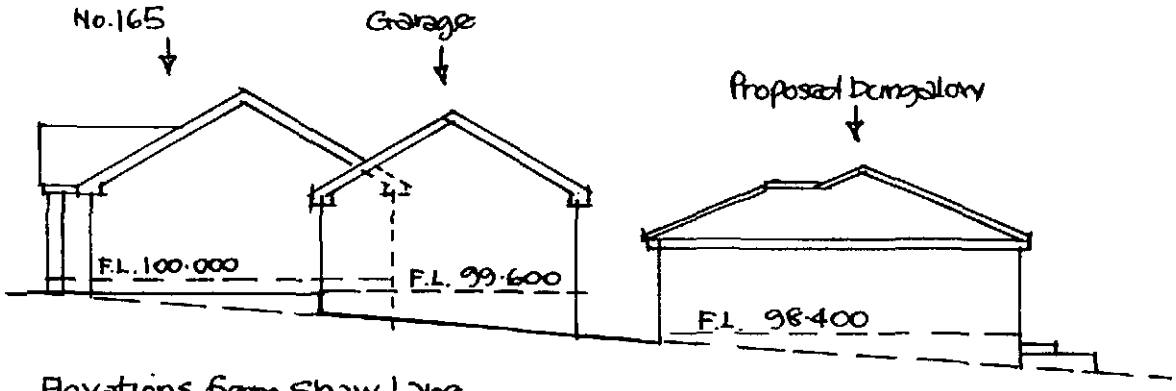
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Elevations from Shaw Lane

PROPOSED BUNGALOW ADJ. 165 ROYSTON RD. CUDWORTH

Scale: 1/200 Drg. CL/3.

CMR
18 JUN 2008