

Design and Access Statement

Submitted in support of the application for a New Detached Bungalow on Land Between 15 and 19 Carrs Lane, Cudworth

1.0 Introduction

1.1 This statement has been prepared to accompany a planning application for the erection of a new detached bungalow on land between 15 and 19 Carrs Lane, Cudworth.

1.2 The properties in the vicinity of the proposed site are bespoke detached brick built bungalows. Carrs Lane can be accessed from A628 Barnsley Road. At present access is obtained through the property to the rear of the site - 26 Low Cudworth.

1.4 The site area is approximately 410m² and will accommodate a single detached dwelling.

1.5 The site is not located within any specific conservation areas.

2.0 Proposal

2.1 The proposal is for the erection of a new detached bungalow.

2.2 The site is a garden plot and although part of the existing amenity area associated with 26 Low Cudworth, the overall land available is more than adequate to provide a single building plot and retain sufficient amenity area to the existing property.

3.0 Design.

3.1 It is considered that a detached bungalow would be best suited to the site in order to fit in with surrounding properties.

3.2 Care has been taken to locate the dwelling within the plot to accommodate the restraints. The proposed dwelling has been sited to minimise "over looking" adjacent properties.

3.3 Drives will be finished with block pavements to provide a durable finish for the car parking and provide an acceptable pervious solution for surface water drainage.

3.4 The boundary treatment will retain the existing stone wall off Carrs Lane and erect a new timber fence between the new property and 26 Low Cudworth.

4.0 Access

4.1 A new drop kerb will be required to the highway off Carrs Lane to give a new vehicular access to the site.

4.2 The design of the proposed dwelling will incorporate provision for the disabled.