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Design and Access Statement

Proposed Dormer Bungalow and Garages

16 Daleswood Avenue, Barnsley S70 6QF

1 Background

This application seeks to gain permission to a new 3 bedroomed bungalow within the curtilage of the existing bungalow. The new house will respect the scale and appearance of its location, and is very similar to an extant application on the same site, and follows the same design principles as the current approval.

2 Planning Context

National Planning Policy Guidance – Extract indicating the aims of the policy:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
- are visually attractive as a result of good architecture and appropriate landscaping

The proposal is consistent with these overall aims.

Local Planning Policy

The proposal is to replace an existing approved dwelling with a new, more appropriate dwelling so is uncontentious in terms of Local Planning Policy.

3 Design

The scheme adopts a 'vernacular' approach. The aim is to provide a new house that is consistent with the scale, form and appearance of the surrounding buildings. The siting of the proposed dwelling is based on the location of the existing approval, with a slightly simplified and reduced plan form. The amenity space has been calculated to be appropriate to each dwelling. The first floor bedrooms are designed to minimise impact on neighbouring houses and gardens with the use of rooflights and obscure glazing to side and rear.

4 Access

The proposal has been designed in line with the currently approved scheme, using an extended vehicular access from Daleswood Avenue by demolition of the existing garage to no.16, and replacing with a new garage for the use of no. 16. A level access will be provided from the proposed parking apron - which will provide turning space for the proposed garaging plus visitor parking as required.