

DESIGN & ACCESS STATEMENT

Introduction.

This is a Full Plans Application for residential development on land adjacent to the Public Library, High Street, Penistone. S36 6BR

The applicants and joint owners are: Mr Lionel Clark, Mr. Kenneth Clark and Mrs. Jane Brook.

Existing Site.

The site has been used for rented lock-up garages for approximately 50 years.

There are presently 19 garages on the site.

To the north of the site is the Public Library, to the west and between the site and High Street is a Methodist Church, and to the south are detached dwellings facing onto Ward Street.

There is an existing shared access onto High Street.

Proposal.

The application seeks permission for one detached dwelling, with the intention at a later date, to apply for a further two (2) dwellings on the site.

The number of dwellings has been decided by the size and shape of the site, and the need to maintain privacy for the new and existing dwellings to the south.

Allowance has also been made for parking and amenity space for each dwelling.

Access.

The existing access is 4.8 metres wide and surfaced with tarmac, there is good visibility in both directions at its junction with High Street.

At present the access road serves the library, the Methodist church and the 19 garages on the application site.

It is considered that development of the site for three dwellings will considerably reduce the traffic flow.

Ramp access into the properties will be provided for disabled use.

Design and Materials.

The development aims to be compatible with nearby dwellings, and proposes to build the houses in brick to match the properties on Ward Street with flat grey concrete roof tiles.

Careful positioning of the habitable room windows preserves the privacy of each new property, and does not compromise the privacy of the adjacent dwellings.

Planning.

The application site is situated in a predominately residential area of Penistone town, where all amenities are within walking distance. There is a train and bus service to nearby towns, and the city of Sheffield.

The reduction of traffic volume to the site will aid highway safety.

Government policy states that priority for development should be for previously developed land or Brown Field sites.

With its present use for garaging, the site is considered to be in this category, and should be released for development.