

DESIGN & ACCESS STATEMENT

Proposed Replacement of Existing Buildings With Dormer Bungalow, At Rainbow Kennels, Woodhead Road, Wortley.

Applicant: Mr A Lewis.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed dwelling and its relationship with the existing buildings on this site and also the ones that would remain when the dwelling is built, together with the character of the wider area. In particular the layout of the site and the design of the proposed dwelling have been largely influenced by the topography of the site, its location within the Green Belt and a desire to create a two-storey property on the site that would have the least amount of impact on the surrounding area.
- 1.3 Consideration has also been given to the comments and recommendations received from one of the Council's planning officers in the pre-application discussions that have taken place over recent months.

2. Design Considerations.

- 2.1 It is proposed that the dormer bungalow will have a similar scale to the largest of the buildings that are to be demolished as an integral part of this development, which was one of the applicant's first considerations. The proposed dwelling will have ample space on two floors, with the first floor rooms being accommodated within the roof space, as shown on the submitted plans.
- 2.2 The applicants has decided to build this property using materials that will represent a contrast with the neighbouring buildings but ones that are felt to be more traditional in this locality. The roofing materials of the proposed building will be dark in colour and at the present time it is proposed to use a flat profile artificial stone tile, such as Hardrow 'old stone' tiles, which is similar to a number of the roofing material used on other dwellings in the locality. Samples of all of the external facing materials will be submitted to the Council, if required for approval before any work is commenced on site.
- 2.3 The particular design of this dwelling has been chosen because it is considered that a dormer bungalow would be more appropriate to this hillside location. The elevation of the building facing Woodhead Road has been designed with a rather simple facade to reduce its visual impact from the road and dormer windows have been introduced on the lower side of the roof slope to make best use of the roof space and also the views across the valley.
- 2.4 The overall development is considered to represent not only an appropriate form of development within this locality but also a significant improvement on the form and appearance of the existing buildings on this site.

3. Access Considerations.

- 3.1 In terms of the characteristics of the access that will serve the proposed development it would not be affected in any way as a result of the proposed development. The existing access drive accommodates a large number of visitors into and out of the site on a daily basis, with no reports of any adverse impact on highway safety along Woodhead Road. As this development would result in a permanent reduction in the number of kennels available on site it follows that the number of traffic movements into and out of the site on a daily basis will be significantly reduced. This will obviously reduce the likelihood of any conflict between vehicles using Woodhead Road and vehicles entering and leaving this site.
- 3.2 There is currently ample turning space available for visitors and existing residents to enter and leave this site in a forward gear and this development will not affect that situation in any way. This proposal includes a turning area in front of the proposed dwelling and therefore represents the protection of the existing manoeuvring arrangements on this site to the benefit of all future users of the access drive. Discussions have not taken place with the Council's highways officers but as this proposal will clearly represent a reduction in the level of vehicles using the access drive it is assumed that no objections will be raised to the proposed development as detailed in this application.