

PROPOSED DEVELOPMENT TO THE SIDE AND TO THE REAR OF 10 NEW STREET WORSBOROUGH

PLANNING STATEMENT

MR M J GRAIN

The proposal is for development to land situated to the rear and adjacent to No 10 new street, both areas are existing gardens no longer required for use by the current owners

It is planned to erect a pair of terraced type dwellings to the side of No 10 new street and a block of three town houses type dwellings with integral garage to the rear of No 10 new street.

Dwellings to the side of No 10 new street

Will be a two storey with cellar area which will provide additional living space.

The land will provide accommodation for two separate families and will provide pleasant views to the rear. The front line of the property can be moved back if required to provide a car parking space to each dwelling.

The terraced property will be two bedroom and be approximately 150m².

The terraced dwellings will have an overall frontage of 8m

The dwellings to the rear of No 10 new street

Will be two and a half storey, to include two full floors and rooms within the roof space and an integral garage.

The land will provide accommodation for three separate families with integral garage and parking space to the front of the property for one vehicle, the dwellings will offer pleasant views especially from the upper floors.

Each town house will have three bedrooms and be approximately 180m² and

The town house dwellings will have an overall frontage of 15m and will be a continuation to numbers 2a and 2b oak wood close and will face south.

Vehicular access will be via a new drive which starts at the end of Oakwood close and continue to both dwellings each having its own drive for parking with integral garage.

Pedestrian access will be similarly extended from each existing footpaths and will have a level. Ramped or stepped approach to comply with the current disabled access regulations.

The new properties will separated from by a new boundary wall and fence at the rear of No 10 new street. And have individual boundaries between each plot.

The existing surrounding dwellings range from 4m x 9m x 7.5m high to 9m x 9m x 7.5m high and the new proposals will be in scale to match in height, width and depth and will also be of similar proportions. Doors and window heights will be 2.1m from each floor level and Velux type roof lights will provide natural light to the rooms within the roof spaces. The roof windows will be in proportion to the overall roof area.

This development will have a minimum effect on the existing neighbourhood by only requiring minor alterations to the existing pedestrian and vehicular access. The increase to existing services including drainage will be negligible and all major services are within metres of the boundary.

The landscaping to the development will include hard landscape in the form of tarmacadam to the driveways and footpaths. Individual pedestrian access will be via. 900mm wide paving again to comply with current disabled access regulations.