

DESIGN AND ACCESS STATEMENT

Proposal: ERECTION OF NEW DWELLING HOUSE ON LAND TO THE SIDE OF 1 LESMOND CRESCENT

Address: 1 Lesmond Crescent Middlecliffe, Little Houghton, Barnsley S72 0EZ

Date: 20/08/2023

The Property

This statement has been prepared in support of the application for outline planning permission at the aforementioned location. The proposal is for the construction of a 2 Bedroom Detached Dwelling for residential use which also includes parking for one vehicle. The land is adjacent to No. 1 Lesmond Crescent and belongs to the owner of 1 Lesmond Crescent. Outline planning permission for a detached bungalow was granted in 2000 but the site was not subsequently developed and planning lapsed. Since the original application in 2000 a development of 2 storey houses directly behind the site and the properties on Lesmond Crescent has been constructed. It is felt that this development should be used as precedent to strengthen the case for this specific application. The owner is now able to proceed with the development and is seeking re-approval. The extent of works is as shown in the Architectural drawings submitted with this application.

Appraisal of the site

The proposed site is currently a garden area to the side of 1 Lesmond Crescent, a property occupied and owned by the applicant. The area is not well kept and has in fact become derelict and a blot on both the landscape of Lesmond Crescent and the entrance to Eland's Close which was built behind Lesmond Crescent a number of years ago.

The Plot is only a small area 120-140m² and therefore will only be able to accommodate a small 2-bedroom house, but it is more than adequate to accommodate a house with minimum floor area required by building control. Building on this site will provide a much needed additional property in the area as well as improving the landscape.

Design Proposal

The applicant aims to achieve a high standard of build whilst also maintaining the character and using similar materials as used in the construction of neighbouring properties.

- 1) The development will be of one single detached dwelling incorporating 2 bedrooms.
- 2) The dwelling will be built and situated as such to minimise impact on other residential properties, constructing the property will have no greater impact than the properties built on Ealand's Close
- 3) Where possible main windows will be situated to face the main road, Rotherham Road to lessen any impact upon the privacy of properties on Lesmond Crescent or Ealands Close.
- 4) A drive is to be included within the design to ensure parking is not required on Lesmond Crescent.

Highway Considerations

There are no highway considerations, as access to the site will be via a driveway to be constructed adjacent to the existing driveway of 1 Lesmond Crescent.

Trees and Hedges

There are Conifer Trees situated on the Rotherham Road Boundary which are considerably tall. At the moment, no trees are proposed to be removed.

Flooding

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

Access

The access will be from Lesmond Crescent, with a driveway to the side of the house. The single dwelling will not lead to additional traffic in the locality. A drop curb will be required later.

Conclusion

The construction of the dwelling will provide a 2-bedroom dwelling in an area where there is a shortage of suitable similar properties. The dwelling will have no significant detrimental impact upon existing residents, highways, or parking needs on adjacent roads. Furthermore, the dwelling will be built in keeping with the design and materials used in neighbouring properties and with the privacy of neighbouring residents and properties in mind. It will improve the current aesthetics and landscape of the current location.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Director
Mason and Marlowe Ltd
07551568335