

Supporting statement for new development

adj No 19 Turnase Grove

Thurnscoe

for

Mr & Mrs J. Warrier.

Design & Access Statement.

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* THE PROPOSAL:-

to build one pair of three bed semi detached dwellings.

* THE SITE:-

is a large side garden to No 19 Turnase Grove, the detachment of the site in question will leave No 19 with ample front & rear amenity space. A one car garage will remain in the ownership of No 19.

The site plan shows five no. trees which have been the subject of pre-application discussions with both Mr B. Merryweather (Oct 2007) + Mr Ed Jowett (June 10). Agreement has been formulated where a horse chestnut & 2 no self set Silver Birch trees can be removed (as shown) Mr Jowett has kindly offered to revisit the site & advise on 3 no. replacement trees when the new planting seasons begins.

The northern boundary with the "Grove" nursing home has several trees + bushes within the ownership of the Grove, these trees will remain unaffected by this proposal.

* SURROUNDINGS:-

The estate was constructed thro'out of 3 bed semi-houses with render finish by the National Coal Board. Various extensions, porches etc have been added.

* DESIGN :-

- a) is of traditional style providing 2no 3bed semi-detached houses.
- b) in order to provide ground floor toilet facilities for the disabled projecting porches have been shown.
- c) a 1m high plinth of facing brickwork of the colour + texture of the adjacent Grove is shown, this along with the aforementioned porch projection provides individuality from the existing properties whilst maintaining the general feel of the area. The walls above the plinth line are to be render finish to match existing properties.
- d) Mr Merryweather (BMBC planning services) stated that the front elevation of the new block must be sited a minimum of 300mm inside of the rear wall existing at No 19, this has been noted on the enclosed plans.
- e) A 2m high fence consisting of concrete posts & concrete gravel boards with pre made timber panels is to be erected from the existing garage along the boundary with No 19.

Items d & e are considered important to provide privacy.

- f) ridge & eaves heights are to mirror those of the existing properties.

* ACCESS -

- a) there are no rights of way within the site.
- b) private car parking spaces are to be constructed as shown on the plans - these are to be in place prior to any occupation.
- c) personal access to the front of the dwellings will be by pathway & ramped access for wheel chair users.
- d) access will suffice for:-
 - i) postal services
 - 2) refuse collection etc.
 - 3) emergency services.

* GENERAL -

- a) gas, electric & towns water are available from within TURNESC GROVE.
- b) mains drainage is available on site.
- c) access is readily available to public transport, Turnesc has a good bus service & its own railway station.
- d) there are excellent road links to both local shopping areas & areas of employment.
- e) the proposal does not affect any water course.
- f) the proposal is not within the green belt.
- g) the proposal is not within or adjacent to any conservation area.
- h) building regulation approval is to be sought from BMBC taking into account both Green Issues & fire safety.

* PLANNING POLICY CONTEXT:-

The proposal, a pair of semi-detached houses has been formulated in light of the relevant advice in PP1 & PP3.

PPS3 planning policy statement (Housing)

The site is a suitable location for development. The proposal makes effective use of the land & the surrounding area in infrastructure, in that it is well laid out so that the space is used efficiently.

The site is easily accessible & well connected to public transport, community facilities & services as well as local schools & other educational services.

The proposed dwellings will deliver a high quality development that is well designed & is appropriate to the site.

* ASSESSMENT/CONCLUSION:-

The site is in an existing residential area & the proposal is considered appropriate in principle.

The design is an acceptable message of existing designs close at hand & within relevant planning guidance.

The orientation of the new dwellings in relation to the existing does not form any overshadowing & does not adversely impact on existing properties to the front, side or rear.