PROPOSED DWELLING + GARAGE ADJ QUARRY HOUSE

THURNSCOE ROAD, BOLTON UPON DEARNE ROTHERHAM

S63 - 8JW.

FOR

MR TONY WHITTAKER.

SUPPORTING STATEMENT.

TO BE ATTACHED + READ WITH THE PLANNING APPLICATION.

THE PROPOSAL – TO BUILD A DETACHED DWELLING AND A DETACHED GARAGE ON A PLOT OF LAND ADJACENT QUARRY HOUSE, THURNSCOE RD, BOLTON UPON DEARNE, ROTHERHAM, S63-8JW.

THE SITE – HAS THE BENEFIT OF AN OUTLINE PLANNING APPROVAL BY B.M.B.C. 2015/0395.
THE SITE IS IN THE CENTRE OF THE RESIDENTIAL AREA OF BOLTON UPON DEARNE & IS BORDERED BY EXISTING DWELLINGS OF VARIOUS AGES, DESIGNS & OF A VARIETY OF FACING MATERIALS.

TOPOGRAPHY – THURNSCOE ROAD FALLS THROUGHOUT ITS LENGTH FROM THE ROUNDABOUT AT THE JUNCTION OF CARRHEAD LANE/STATION ROAD TO THE JUNCTION AT ITS SOUTHERN POINT WITH WATH RD AND HIGH STREET.
AS A RESULT OF THE ROADS FALL, THE PLOT AT ITS NORTHERN POINT IS WELL BELOW THE ROAD LEVEL, BUT DOES REDUCE TO LEVEL WITH THE ROAD SURFACE AT THE APPROVED SITE ENTRANCE GATES.

DESIGN – DUE TO THE DETAILS SHOWN IN "TOPOGRAPHY", A ONE OFF DESIGN OF THREE STOREY WAS DECIDED UPON TO MAKE EFFICIENT USE OF THE SITE. EXISTING DWELLINGS ADJACENT TO THURNSCOE ROAD ALREADY ACHIEVE A MIXTURE OF SOFFIT & RIDGE HEIGHTS FORMING A VARIED STREET SCENE ON BOTH THE WEST & EASTERN BOUNDARY SIDES.
THE PROPOSAL WILL USE FACING BRICKWORK OF IBSTOCK WEATHERED (3541) TO GIVE AN AGED APPEARANCE WHEN BUILT.
DARK GREY FLAT CONCRETE TILES TO THE ROOF AREA WILL ALLOW THE PROPOSAL TO SIT WELL WITH THE EXISTING SURROUNDINGS.
WINDOW POSITIONS + THE SETTING OUT OF THE FOOTPRINT WOULD ENSURE THE PRIVACY OF EXISTING PROPERTIES REMAINS UNAFFECTED.

ACCESS – THE ACCESS REMAINS AS APPROVED ON THE AFOREMENTIONED OUTLINE APPROVAL & WILL SUFFICE FOR –

a) FOOT TRAFFIC
b) VEHICULAR ACCESS
c) DISABLED "
d) POSTAL SERVICES
e) REFUSE + RECYCLING SERVICES
f) EMERGENCY SERVICES

GENERAL CONSIDERATIONS – THERE ARE NO RIGHTS OF WAY WITHIN THE SITE.
– " " " WATER COURSES " " ".
– THE PROPOSAL IS NOT IN GREEN BELT.
– " " " " WITHIN OR CLOSE TO A CONSERVATION AREA OR TO ANY LISTED BUILDINGS
– MAINS DRAINAGE, TOWN WATER SUPPLY, GAS + ELECTRIC ARE ALL AVAILABLE WITHIN THURNSCOE ROAD.
– BOLTON UPON DEARNE HAS ITS OWN RAILWAY STATION + HAS EASY ACCESS TO THE PUBLIC TRANSPORT SYSTEM.
– THE SITE HAS EASY ACCESS TO ROAD LINKS TO LOCAL SHOPPING + TO AREAS COVERING EDUCATION + EMPLOYMENT
– GREEN ISSUES WILL BE ADDRESSED AT BUILDING REGULATION STAGES WITH BMBC's BUILDING CONTROL SERVICES

PLANNING POLICY CONTEXT – PPS POLICY STATEMENT HOUSING –
– THE SITE IS IN A SUITABLE LOCATION FOR DEVELOPMENT.
– " PROPOSAL MAKES EFFECTIVE USE OF THE PLOT + WILL FIT INTO THE SURROUNDING AREA INFRASTRUCTURE, IN SO MUCH THAT IT IS WELL LAID OUT.,
– ACCESS REMAINS FROM OUTLINE APPROVAL.
– THE PROPOSED DWELLING WOULD DELIVER A HIGH QUALITY DEVELOPMENT WHICH IS APPROPRIATE TO THE SITE.

ASSESSMENT + CONCLUSIONS –
– THE SITE IS WITHIN AN ESTABLISHED RESIDENTIAL AREA + HAS BEEN CONSIDERED APPROPRIATE FOR DEVELOPMENT BY BMBC.
– THE DESIGN IS INDIVIDUAL + APPROPRIATE TO THE SITE SHAPE + POSITION.
– MATERIALS SELECTED WOULD ALLOW AN ACCEPTABLE BLEND INTO THE AREA.
– THE ORIENTATION OF THE FOOTPRINT HAS TAKEN INTO ACCOUNT BMBC's REQUIREMENTS FOR SEPERATION OF DWELLINGS.
– IT CAN BE SEEN FROM THE LOCATION PLAN THAT THE EXISTING BUILDING LINES TO BOTH SIDES OF THE ROAD ARE IRREGULAR + AS SUCH WOULD ALLOW THE PROPOSAL LEA-WAY TO STAND AS SHOWN.

TAKING INTO ACCOUNT THE DETAILS SHOWN WITHIN THIS SUPPORTING STATEMENT THAT THE PROPOSAL APPEARS TO FALL WITHIN THE LOCAL AUTHORITIES PLANNING REQUIREMENTS + POLICIES.