

# **DESIGN AND ACCESS STATEMENT**

## **THE PROPOSED CHANGE OF USE OF THE EXISTING OFFICE PREMISES TO A 3 BEDROOM DETACHED DORMER BUNGALOW**

This design statement has been prepared in support of the attached Planning Application and should be read in conjunction with all submitted application documents

Currently the offices are still being used but in a much reduced and infrequent way as all office operations are being phased out and will finally be carried at an alternative address or at the owners address. Given the circumstances of the proposed change of use it does provide for and add to the much needed housing accommodation within the Barugh Area.

The existing office premises have been constructed to a high quality dwelling specification including higher levels of insulation in order that no construction or alteration works will need to be carried out following change of use permission.

The proposed premises are bounded on the front by Barugh Lane, the B6428. Directly to the rear and either side of the premises are other dwellings. The overall area immediately around the premises is predominantly housing and therefore a change of use from office accommodation to a high quality dwelling must be acceptable. The development is considered sustainable in that all finishing features of the premises are relatively new and maintenance free in order to provide a high quality much needed 3 bedroom dwelling suitably blending in with and adding to the general character of the immediate area.

The existing access drive off Barugh Lane is already serving the office premises and given its existing width is more than adequate for a detached dwelling, it does also provide access to off street car parking for 3 vehicles to the rear. The existing access drive and parking area is both durable and usable by any respective owners. Visitors will also have the use of off street parking along the drive way. The scheme will also be designed all in accordance with and in pursuance of safety required under any appropriate core strategy policy. Any planning conditions imposed will also be observed and complied with in full.

Access into the proposed dwelling has been considered in which levels from Barugh Lane to the entrance door has been made sustainable in terms of ambulant and disabled access and travel distance.

In terms of social and economic impact on the community from this development it will be negligible. There will be no additional traffic impact on the village due to this development. In the interest of amenity, any Unitary Development Plan policies will be fully complied with.

A flood risk assessment is not considered necessary due to the schemes existing status and previous usage.

The proposed development site is considered level and is completely bounded by existing boundary conditions. Access onto the development site will be as existing off Barugh Lane and is in accordance with any planning/highways policy guidance.

The village is served by regular bus services, all running along Barugh Lane with links into both West & South Yorkshire. A Bus stop is located within 150m of the development making the development sustainable in terms of travel links.

In terms of local services there are several public houses/WMCs, convenience stores/off licence, a post office and a village hall serving the community together with a Methodist Church all within close proximity of this development. The village also has its own recreation field including a children's play area all within close proximity of this development.

In terms of the development and its impact on the local area it will not have any detrimental effects as having its own existing access from Barugh Lane and not relying on access through any new or extended development areas.

Due to the nature of the proposed works it neither overlooks or overshadows any of the adjacent properties nor restricts the right of light to them. The change of use from offices to a detached dwelling will therefore have no detrimental impact on other properties at all in the immediate locality

Nearby the conversion is a Infant/Junior school and a Comprehensive school serving the village and nearby catchment areas.

There is no economic impact on the immediate vicinity due to this development.

An existing sustainable drainage system is present on site serving the office premises and therefore will be maintained and used for the new detached dwelling without any alteration work required.

From our evaluation of the development it would suggest that the proposed development will simply blend in with the immediate local amenity in terms of a sustainable housing provision. The proposed development therefore can only enhance the character of the area.

The change of use to a detached 3 bedroom dwelling does transform and provide a good balance with the existing surrounding properties in terms of usage & occupancy and its appearance. The overall scale and size of the dwellings also in keeping with adjacent property sizes.

As levels would suggest on site the development is considered a level site and therefore maximises ease of accessibility while also limiting the travel distance to the property.

The building has also embraced good crime preventative measures in that consideration has been given in trying to create a safer and sustainable crime preventative dwelling.

In the event of fire or any other emergency, access onto the development site by any of the emergency services would be relatively easy given its position and layout. Visitors are also provided with an easy and convenient access to them.

The existing pedestrian access route along Barugh Lane is well defined and maintained linking up with the existing pavement along the A 635.

The proposal is generally considered not contrary to any sections of and therefore will fully comply with all sections under the Statutory Planning Framework and Policies.

In order to comply with any Planning Policy Statement requirements the proposed change of use has emerged from a full assessment of the diminishing office needs and none usage of the former builders yard. The new and proposed site circumstances and characteristics including its relationship with the existing built character of the surrounding area will be improved.