

Reference 16/006	Design & Access Statement one Detached Bungalow.	Site 2 6 Northfield Lane Highburton. HD8 0QT.
Use	- To remove an existing Builders shed & re-use same footprint for a 3 Bedroom detached Bungalow. - Note the Builders shed was used by the client, a retired Builder now. - The New Bungalow (6A) will be occupied by the client M & M/S Boag, leaving the existing Bungalow No 6 for use of their daughter & family. - All so that the daughter can be close at hand to look after her elderly parents, but still giving the parents independence, & in return parents can look after the grandchildren (spare bedroom).	
Amount	- The existing Builders shed has a footprint of 124 sq mts. - The new Bungalow will have a footprint of 128 sq mts.	
Layout	Sufficient layout about dwelling to cater for a garden area, car parking, wheelie Bin area & hanging out space, all as may be required.	
Scale	- All in keeping with ex shed, width, height & lengths. - All fits comfortably within this large site - The complete site was too large for parents to cope.	
Landscaping	- not significantly applicable - Fencing & perhaps small walling to boundaries nothing above 1800 high (6ft). - ex orchard as remains as part of No 6A	
Appearance	Generally in-keeping with adjoining dwelling No 6, stone built, Blue slate roof etc.	
Access	- The existing access into Northfield Lane all to remain, good sight lines each side. 2 car parking areas designated to each dwelling within each site, with turning areas. - Bungalow - entrance to frontage & rear, will have an easy level access & egress, all suitable for a disabled person if ever req'd.	

24.02.2016.