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Design And Access Statement.

Planning Application for Single Four Bedroom Dwelling at rear of 1, Coronation Road, Barugh Green, Barnsley.

Introduction.

The application site is to the rear of 1, Coronation Road. Most of the site was covered with an extant planning permission 2009/0602 (access problems arose, which have been dealt with between planning and highways, to which additional land is incorporated with the application giving a better access location for the dwelling.

The Site.

The site is situated near the junction of Coronation Road and Higham Common Road within a well established residential area. The area is made up of diverse traditionally constructed, two storey properties. The site is currently part of the rear garden areas of 1 & 3, Coronation Road. The area is residential in nature with shops and a post office within a short distance. Public transport is available, with frequent services to Barnsley.

The Proposal & Design Considerations.

The proposal has regard to the policies and proposals contained in the UDP, particularly regarding :

Policy H1 PolicyH1 Policy H8 Policy H8A Policy HD Policy T1 SPG3 Infill Dev.

In the context of adjacent properties it is considered that a dwelling on the site would not result in harm to the local residents, enviroment and amenities.

Social & Economic Context.

A small development such as this would not impact greatly on the locality or services. Also any potential problems for overlooking from the development or overshadowing will not occur due to siting of buildings and orientation of the windows. It is unlikely that any jobs will be created other than those persons employed to carry out the proposed works.

Access.

The modified position of the access as been discussed between planning and highways, this seems to be satisfactory. Entrance approach will comply with Part M of the Building Regulations.

Assessment.

The proposal is within an existing settlement and therefore complies with Local and National polices relating to residential developments. The development is within an established settlement and close to amenities and public transport. Due to the developments small scale it will not impact upon existing services and facilities.

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