

**DESIGN AND ACCESS STATEMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT  
(substitution of types)  
ON LAND AT FILEY AVENUE, ROYSTON**

## **Proposal**

This statement has been prepared in support of an application for the substitution of Types on land of Filey Avenue, Royston. The original approved scheme was 3 town houses of similar size and position. These will be positioned virtually like for like in the position of the original approved dwellings

## **Background**

Planning Permission for five dwellings was granted by BMBC in 2007 for 5 townhouses and 4 flats on a slightly larger site but has never been implemented.

A further application was approved in 2019 (application ref 2019/0860) for 3 town houses.

## **Assessment**

The application site is located on the eastern side of Filey Avenue within a predominantly residential area. The site currently contains a 2 storey brick building and single storey timber buildings that previously were used for the manufacture of fibre glass car parts. The buildings are now largely unused and are in a very poor condition.

The housing in the immediate vicinity of the site is largely terraced housing sited on the back edge of the footway but there are a variety of house types in the wider area including detached and semi-detached houses. To the south of the site is a shopping area along Midland Road.

## **Layout and Scale**

Single storey buildings will reduce any overlooking with the existing bungalows thus reducing any loss of privacy to existing dwellings which are separated by 1.8m high boundary fences.

Dwellings would be constructed to domestic proportions with pitched roofs similar to the surrounding buildings

## **Local planning Policy**

The development plan for the area is the Barnsley Local Plan adopted in January 2019. The site is shown as being within the urban fabric with no specific allocation in the Local Plan. The area to the south is shown as being a Primary Shopping Area.

Policy SD1 sets out a presumption in favour of sustainable development.

Policy GD1 sets out criteria to be considered in proposals for development which include that they are compatible with neighbouring land and that there will be no significant adverse effects on the living conditions and residential amenity for existing and future residents.

Policy LG2 lists Royston as one of the locations where priority will be given to development.

Policy H4 allows for proposals for residential development on small non-allocated sites.

Policy D1 requires high quality design which respects, takes advantage of and reinforces the distinctive local character and features of Barnsley.

## **National planning Policy**

The National Planning Policy Framework sets out the government's national policies relating to specific topics and may be a material consideration in considering specific proposals.

The Framework sets out a presumption in favour of sustainable development. To achieve this there are a number of requirements for the planning system including to have a social role by providing the supply of housing required to meet the needs of present and future generations; and by creating a well-designed and safe built environment with accessible local services (paragraph 8). Paragraph 11 also sets out a number of criteria for pursuing sustainable development, which include meeting the development needs of their area. Section 5 emphasises the objective of significantly boosting the supply of homes.

## **Assessment**

The site is located in a very sustainable location with facilities such as shops, takeaways, junior schools, a doctor's surgery and leisure facilities all within easy walking distance of the site. There are also regular bus services along Midland Road which provide links to Barnsley and Wakefield as well as other local towns and villages.

The current authorised use of the site is for industrial purposes which is a non-conforming use with the potential for nuisance within a predominantly residential area. Its use for residential purposes will be in keeping with the character of the area and the principle of this use on the site has been established by the previous planning permission. The re-use of previously used sites within urban areas is in accordance with planning policy.

The previous permission which related to a larger site (including part of the garden of the house to the north and extending slightly further to the south), was a high density use of the site but that permission has never been implemented. The current proposal is for a lower density use but would help to provide a greater range of choice of housing in the locality and ensure that the site is brought forward for an appropriate use. While the housing immediately around the site is terraced housing there are detached and semi-detached houses, some on larger plots on Victoria Road to the east, and at the northern end of Filey Avenue.

The proposed houses are to be set with their front elevations close to the back edge of the footway which is in keeping with the layout of the adjoining housing. The houses have been designed with a simple appearance: a pitched roof parallel to the road and a small protruding roof over the front door which will prevent them from having a bland appearance. This appearance will be in keeping with the streetscene and materials will be chosen to reinforce this.

## **Conclusion**

This design and access statement has been prepared in support of a detailed planning application for 3 number houses.

The scheme proposals presented follow a detailed analysis of the site, surroundings, the identification of key opportunities and constraints of the site, and generation of key design principle for the proposal.

We feel that this application embraces the objectives of both the national and local planning policies and legislation. The scheme will use the latest materials that will have the least impact on the environment. This has been achieved by specifying and promoting sustainable construction methods and materials during the design stage.

The site is in a highly sustainable location and is suitable to accommodate the scale of the proposal, and the use is appropriate for the context neighbourhood

The building will be of good quality and in keeping with the local context and will significantly enhance the surrounding area