

**Design and Access Statement in relation to an outline planning application
for residential development, including alterations to existing access and the
demolition of the existing dwelling and outbuildings.
347 DONCASTER ROAD, BARNSELEY S70 3PH**

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established 'mixed use' area, (as shown on the UDP map) located off Doncaster Road at Stairfoot, Barnsley. There are a number of commercial outlets in the vicinity but these generally take the form of smaller scale shop units perhaps with residential accommodation at upper levels. Other dwellings in the locality are of varied types, consisting of two storey terraced or more recent town house types.

Site

The site has no special designation and is not in the green belt. There are no listed buildings on or adjacent the site that would affect or be affected by the development.

The site currently accommodates a detached dwelling with associated outbuildings. The dwelling is two storey and the substantial range of outbuilding are both two storey and single storey. Private garden areas exist primarily to the north of the dwelling and the outbuildings to the rear are accessed through a rear yard area. Although the address is 347 Doncaster Road, the site is actually accessed via a private drive direct off Hunningley Lane which terminates in a 'cul-de-sac' on the western boundary of the application site.

The site does have a general fall from a high point on the western boundary falling consistently towards the eastern boundary.

Some existing trees alongside the private drive are to be removed but it is intended to retain the trees along the site frontage with Hunningley Lane.

All existing buildings on the site are to be demolished.

There is an existing two storey dwelling immediately to the south of the site.

A residential care home is located to the west on the opposite side of Hunningley Lane.

To the north is Doncaster Road, a dual carriageway with an area of open grassed 'green space' to the north of the length of private drive.

Two storey commercial buildings are just beyond the eastern boundary.

Social

Due to the scale of the development, there will be some social consequences arising from it although it is anticipated that these will not be of a negative nature and the proposed development on this previously developed 'brown field' site, with 'family dwellings' will contribute to the availability of local housing stock.

Economic

Due to the moderate scale of the proposed development there will be some positive economic effects.

These will be specific to local businesses in the short term, e.g. builders, builders merchants and suppliers, and in the longer term by general business outlets in Stairfoot.

Planning Policies

We consider the proposal complies with national and local planning policies. The site is within a mixed use area identified in the UDP and currently contains a dwelling and there are other dwellings adjacent.

INVOLVEMENT OF COMMUNITY MEMBERS

No involvement with community members has taken place due to the modest nature of the application and that it is not considered to be contentious or inappropriate.

EVALUATION

It is considered that the proposal is appropriate in terms of scale and positive use of this now redundant 'brown field' site, creating a group of 5 family dwellings in a sustainable location and of a type that will harmonise successfully with the existing built form in the immediate vicinity.

The site is adjacent local transport services and the commercial business outlets in Stairfoot are all within walking distance.

DESIGN

As this application is for outline approval only, the design element of this document will to some degree be limited.

Use

The proposal is to erect a residential development within the site curtilage following demolition of the existing dwelling and outbuildings on the site.

Amount

The anticipated number of new dwellings will be 5. It is considered this is an appropriate number for the size of site and type of dwellings proposed.

As this application is in outline form only, all matters other than layout and access will be the subject of a future 'Reserved Matters' application including the final design and appearance of the individual dwellings.

The dwellings are likely to be at least 3 bed units but will be designed to accord with the relevant standards set out in the South Yorkshire Residential Design Guide.

Layout

Indicated is a plot layout and access will be via the existing (and improved) private drive.

A pair of semi-detached dwellings will be located alongside no 1 Hunningley Lane which will then contribute to an extension of the existing 'street-scene'.

3 detached dwellings will be positioned at the end of the private drive and these will be arranged in a 'stepped' alignment with their 'front' elevations facing west. Each dwelling will have private amenity space and habitable room windows will be located in positions that maintain the separation distances required ensuring adequate standards of privacy. will be protected as much as possible.

Scale

The final detail of the dwellings will be determined at the 'Reserved Matters' stage but the scale and form of the development will harmonise successfully with the established built fabric around the site.

Landscaping

There are a number of existing trees, shrubs and hedgerows on the boundary of the site and the intention is to retain the trees along the frontage with Hunningley Lane but remove those extending along the length of the private drive access. There will of course be further opportunities to enhance the retained planting with new species, but it will be at the 'Reserved Matters' stage when proposed planting details to the individual plots will be provided for approval.

Appearance

The external built form will be of good quality materials, harmonising with surrounding properties details of which will be part of the 'Reserved Matters' application.

Access

The vehicular access will be via the existing private drive which will be increased in width to facilitate the development. The private drive will terminate in a parking court where parking will be available for the individual houses. Plots 3 and 5 will also benefit from additional parking spaces located within their plot curtilages. The private drive will be surfaced and sealed, with no excessive gradients. Access into the dwellings will be designed to be compliant with the DDA regulations.