Design & Access Statement

PROJECT TITLE

Full Application for 2No Proposed Residential Dwellings

on Land located at

Bismarck Street, Barnsley, S70 4NA

JOB NUMBER

1897

CLIENT

Mr G Fisher

DATE

June 2019

Prepared By:

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1. Existing use of site

1.1 Vacant waste ground with boundary fence, surrounded by residential dwellings

1.2 The site is accessed from Bismarck Street

2. Proposal

2.1 The proposal is to from 2No semi-detached dwellings

2.2 Constructed in materials to match the neighbouring properties with reclaimed coursed stone front elevation and red brick sides and rear. Roof constructed in grey slate to match the neighbouring properties

2.3 The space available is adequate to facilitate the development, with adequate car parking and garden / amenity space.

2.4 Access is proposed by means of the existing access off Bismarck Street.

2.5 The existing timber fence with concrete posts to boundary is to be retained

2.6 The proposed buildings are positioned and orientated to prevent any overlooking issues and is the correct distances form any neighbouring properties.

3. Environmental Considerations & Provisions

3.1 The site is located next to the existing highway so links with the existing settlement

3.2 Existing mains sewer connections will be utilised for surface water and foul drainage (tbc on-site by builder and approved by building control and yorkshire water)

4. Social Context

4.1 The buildings are orientated so to cause minimal impact on the buildings to the north, South and west and careful consideration is being taken into further reductions in impact on this dwelling, by means of boundary treatments and privacy glass where considered appropriate.

4.2 The proposals do not cause any negative social impact.

5. Planning Policies

5.1 NPPF Paragraph 53 states:

'...Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area...'

5.2 NPPF Paragraph 66 states:

'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably..'

5.3 NPPF Paragraph 50 States

'…..To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.....'*

The development would provide quality 3 bed, family homes in a style to match the existing dwellings, utilising brownfield land within the settlement boundary.

6. Highways

6.1 The existing highways access from Bismarck Street will facilitate the development and will provide adequate access

6.2 The use of the existing access prevents the need for an additional access onto the highway, therefore minimising the overall impact.

7. Conclusion

7.1 The development does not cause an over development of the site and fits in with the street scene, adding modern touches, whilst being constructed in materials which match the existing dwellings.

End of Report