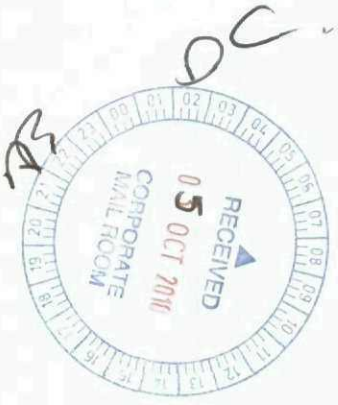
Design & Access Statement

Proposed Residential Development at
169 Hill End Road
Barnsley

Prepared by
White Agus Partnership
Providence Villa
42 Sackville Street
Barnsley
S70 2DB



White Agus Partnership

Surveyors and Building Design Consultants

Mrs E.L T
Mr R.A.
Jones
100064
£335.00

Site Address:

Land at 169 Hill End Road
Barnsley

Date:

October 2010

Contact Details:

	Aplicant Details		Agent Details
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Introduction

This document is a Design and Access Statement to support the submission of an application for Detailed Planning Consent for the erection of a five bedroom detached dwelling with intergral garage, in the available garden to 169 Hill End Road. Since the development of a larger housing development by F Booker Builders Ltd the site will be accessed from Spey Close. The site is located between a block of three terraced properties 171-175 Hill End Road and the detached property 169. The existing disused garden to be utilised is approximately 1.3m lower than Spey Close and falls away gently to the rear of the site.

1 - Step One:

Assessment of the site's immediate and wider context, in terms of physical context (the character of existing buildings and spaces, landscaping and movement routes), social (how local people will be affected by the development) and economic (the contribution the development will make to the local economy) and relevant planning policies.

1.1 The application is for the erction of a five bedroom detached dwelling, with intergal garage.

1.2 The site is situated within the disused garden of 169 Hill End Road (see picture 1).

1.3 Any potential for overlooking from the development or overshadowing as a result of any of the proposed development has been minimised by careful consideration of the design of the roof, siting of the building and location of windows to habitable rooms. .

1.4 The proposed design has been has been taken from a previous scheme which obtained Conditional Planning approval in August 2009. The previous application number is 2009:0997.

1.5 The area is residential in character with a mix of traditionally constructed dwellings. The area is generally modern properties of similar ages.

1.6 The area is served by well maintained infrastucture and roadways with links to nearby towns and cities and the motorway network. Public Transport is available within walking distance.

1.7 There will be insignifcant affect in the local traffic network.

1.8 There is no rigid building line, however, the position of the proposed dwelling proposed dwelling has been established to ensure there is no dramatic affect on the adjacent dwellings.

1.9 There will be no significant impact upon the environment arising from the proposed development.

1.10 There will be no loss of existing businesses.

1.11 Due to the modest scale of the development there will be no significant impact upon local services.

2 - Step Two:

Involvement of community members (neighbours, councillors, local community groups) and professionals (planning, building control, conservation and design officers) undertaken or planned. The Statement should indicate how this involvement has been taken into account in the proposal.

2.1 In view of the existing site use, small scale of development, site location and context with regard to residential properties it was not considered appropriate to make any public consultation

3 - Step Three:

Evaluation of the information collected and identifying opportunities and constraints and formulating design and access principles. Conflicting issues may be identified and the evaluation should show how these are balanced.

3.1 The land is an existing residential site and the construction of a new house is considered acceptable in terms of land use and is suitable for the area.

3.2 The constraints in regard to the size of the dwelling is limited by: land available within the applicants ownership, regard to alignment of existing buildings and layout of existing buildings and layout of existing dwellings.

3.3 The design of the scheme is appropriate in terms of the scale and style of the existing building and surroundings.

3.4 The materials will be in keeping with those of the existing buildings in the locality.

4 - Step Four:

Design of the scheme using the assessment, involvement and evaluation information collected.

4.1 The proposed use is fully appropriate in this location as it lies within an established residential area.

4.2 There are no conflicting uses within the immediate locality. It complies with land use policies.

4.3 The proposals are appropriate in the context of its surroundings.

4.4 The layout of the development has regard to the orientation of the existing building including aspects from habitable room windows and separation distances to neighbouring properties.

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4.6 With regard to landscaping, there are no proposals to carry out any additional planting.

4.7 Crime prevention measures are in line with the provision made for the exiting building. Openings in external walls have been provided for design purposes, amenity for the occupants and as required to meet the requirements for means of escape in accordance with the Building Regulations. Inappropriate planting has been avoided so that it does not impede the opportunity for natural surveillance.

Policies

Policy H5B

Planning permission will be granted for residential care and supported living schemes in residential areas provided that :

a) satisfactory parking and manoeuvring space is available

b) adequate amenity space is provided

c) the amenity of neighbouring properties and the wider locality is not adversely affected, and

d) proposals for the conversion of properties or extensions to existing homes do not adversely affect the appearance or character of the building, harm the character of the area or constitute overdevelopment.

THE DEVELOPMENT COMPLIES WITH THIS POLICY

Policy H8D

Planning permission for infill, back land or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

THE DEVELOPMENT COMPLIES WITH THIS POLICY