

1. Introduction

This Design and Access Statement accompanies a full planning application submitted to Barnsley Metropolitan Borough Council for the erection of a single detached dwelling on land adjacent to 14 Windhill Drive, Staincross, Darton.

The statement explains the design rationale for the proposal and demonstrates how issues of access, layout, scale and appearance have been carefully considered in accordance with the Barnsley Local Plan and national planning policy.

2. Site and Surroundings

The application site comprises an infill plot within an established residential street on Windhill Drive. The surrounding area is characterised by low-density suburban development, predominantly detached and semi-detached dwellings set within individual plots with front gardens and off-street parking.

Properties along Windhill Drive display consistent domestic scale, pitched roof forms, and traditional materials such as facing brick or stone with tiled or slate roofs. The site lies within the defined settlement boundary and is well related to existing residential development, services, and infrastructure.

The principle of residential development on the site accords with Policies H1 (Spatial Strategy) and H2 (Housing Development in Settlements) of the Barnsley Local Plan.



3. Design Principles and Policy Compliance

Amount

The proposal comprises the erection of one single detached dwelling, representing an appropriate and modest form of small-scale infill development. The development reinforces the established residential pattern and accords with Policy D1 (General Design Principles).



Layout

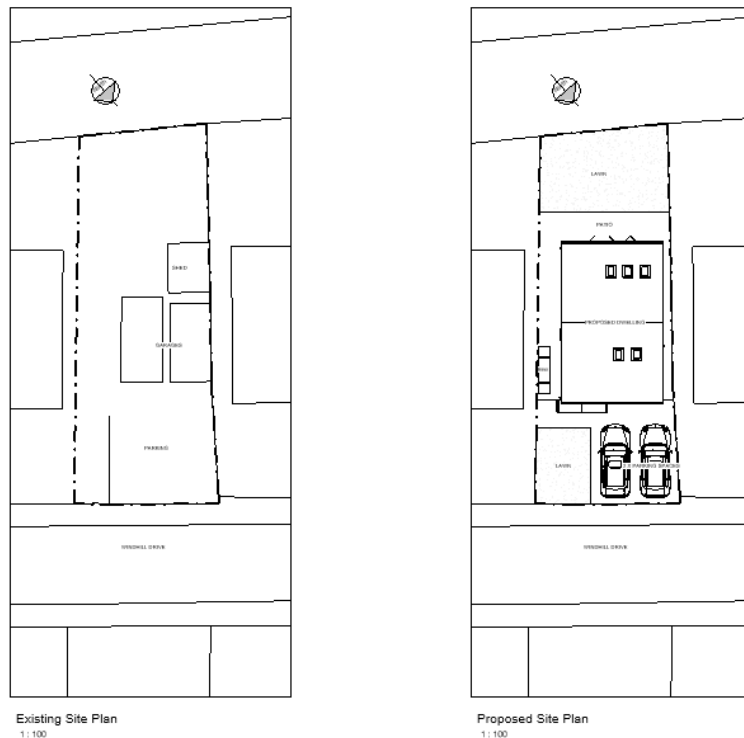
The dwelling is positioned to follow the established building line along Windhill Drive, ensuring continuity within the street scene. The layout allows for a clear distinction between public and private space, with parking provided to the front of the dwelling and private amenity space located to the rear.

The proposed rear garden includes patio and lawn areas and is proportionate to the size of the dwelling, consistent with neighbouring plots. The layout ensures appropriate separation distances are maintained to protect the amenity of adjacent properties, in line with Policies D1 and H4 (Residential Design and Amenity).

Scale

The proposed dwelling is three storeys in height with a compact footprint of 6.6 metres by 10 metres, plus small front porch, and a ridge height of approximately 5.3 metres. The scale and massing reflect the vertical proportions found within the surrounding residential context while remaining visually subservient within the street scene.

The proposal avoids over development of the plot and integrates comfortably with neighbouring properties, in accordance with Policies D1 and H4.



Appearance

The architectural approach reflects the established character of Windhill Drive through a simple, well-proportioned residential form with a pitched roof.

External materials are specified as:

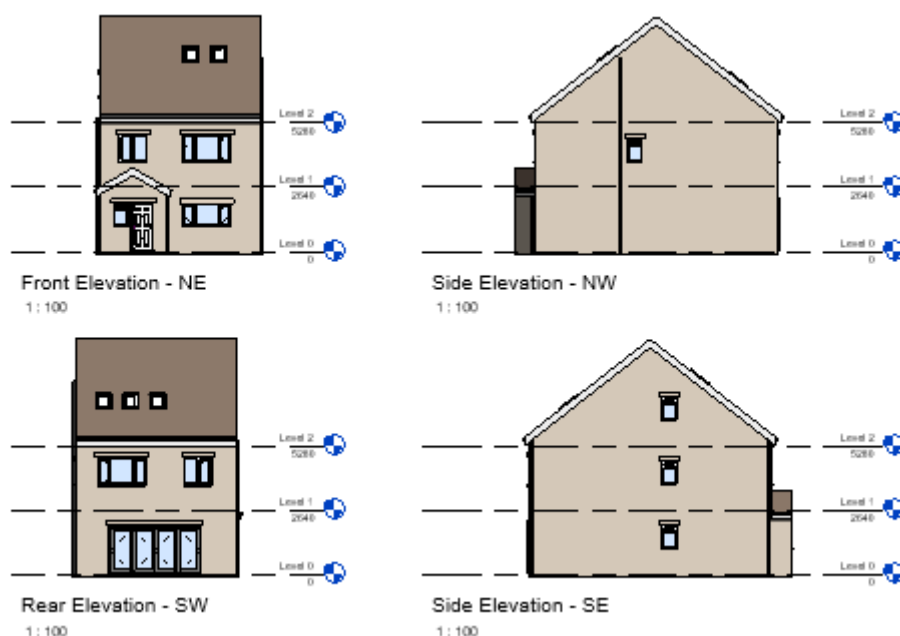
- Buff coloured stone walls
- Smooth buff stone window heads
- Slate-effect roof tiles
- White uPVC windows and doors

Fenestration has been carefully arranged to maximise natural light while safeguarding neighbouring privacy. Obscure glazing is provided to side-facing windows where required, ensuring no unacceptable overlooking occurs, consistent with Policy D1.

Landscaping

Soft landscaping is proposed within both the front and rear garden areas to maintain the green, suburban character of the street. Hardstanding is limited

to areas required for access and parking, with the remainder of the site laid to lawn and patio as indicated on the submitted drawings.



4. Residential Amenity

The dwelling has been designed to ensure there is no unacceptable impact on neighbouring amenity, in accordance with Policy H4. Building height, separation distances, and window placement prevent undue overlooking, overshadowing, or loss of outlook to adjacent properties.

The proposal sits comfortably between neighbouring dwellings and preserves the established residential character of the area.

5. Access and Parking

Vehicular Access and Parking

Vehicular access is taken directly from Windhill Drive, consistent with the arrangement of neighbouring properties. The proposal provides two off-street parking spaces to the front of the dwelling, reflecting the prevailing parking pattern along the street and complying with Policy CD1 (Cycling, Walking and Parking).

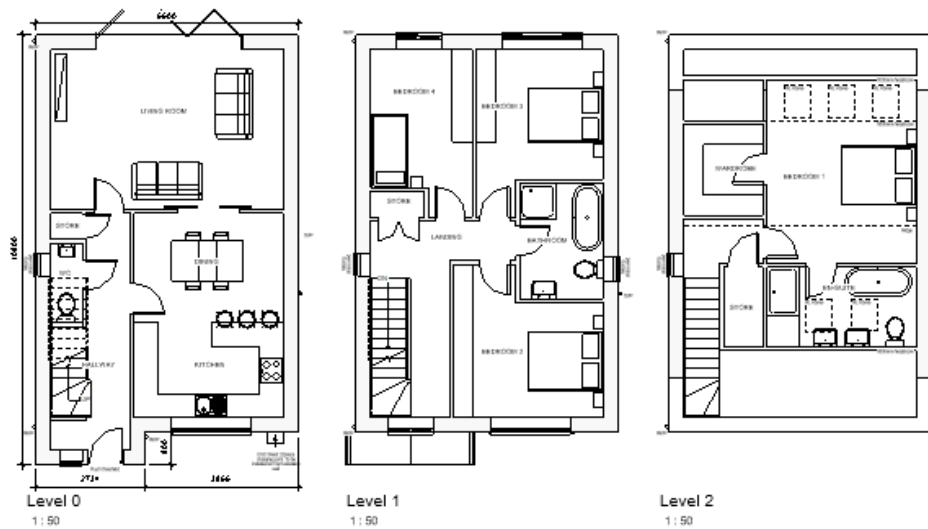
One parking space is equipped with an electric vehicle charging point, located on the front elevation of the dwelling, supporting sustainable travel objectives and future-proofing the development.

No on-site turning area is proposed, reflecting the established residential character of Windhill Drive, where similar properties access parking directly from the highway without detriment to highway safety.

Pedestrian and Inclusive Access

A safe and direct pedestrian route is provided from the public footpath to the principal entrance of the dwelling. A flush threshold is incorporated at the main entrance, and the internal layout provides clear circulation space.

A ground-floor WC is included, ensuring the dwelling is adaptable and accessible for a range of occupants over its lifetime, in accordance with Policy D1.



7. Conclusion

The proposed development represents a high-quality, well-considered infill dwelling that responds positively to the character of Windhill Drive and the wider Staincross area. The proposal respects local character, safeguards neighbouring amenity, provides appropriate parking provision, and delivers inclusive and sustainable access.

The development accords with the Barnsley Local Plan, particularly Policies H1, H2, H4, D1, CD1, and CC1, and is considered suitable for approval.