

**Planning Statement (including Design and Access)
to accompany an Outline Planning Application
for the residential Development of a Single Storey Dwelling
to the rear of 15&17 Chapel Street, Hoyland.**

The Proposal

The site is that of extensive rear gardens to 15&17 Chapel Street.. The site will be redeveloped with a new vehicular access to serve 1 dwelling.

Policy

The site falls within the existing residential policy area of Barnsley as defined by the adopted UDP, and therefore in principle the redevelopment of this brownfield site accords with the Council's policy subject to satisfactory detailing of the scheme to ensure compliance with the criteria established by adopted UDP policies PH11 and PH13.

PPG3 'Housing' seeks the efficient use of previously developed land to meet residential development needs, and applies a sequential test in the identification of suitable sites. This proposal clearly meets the criteria as a sustainable location close to local services and transport links.

Pre-application discussion

In accordance with recommended good practice, pre-application discussions and a site visit has taken place with the Bob Merryweather which established that the principle of residential development on the site was not in conflict with adopted UDP policies.

Character and Appearance

The site lies within an established residential area, which includes predominantly two storey terraced properties although a single storey property would be more appropriate in this setting.

Design Parameters

The development has been designed to ensure privacy separation , rear amenity space and off street parking.

The scale, spacing and distancing of the new development from existing properties, together with window arrangements, respects the privacy of existing and future residents.

Density

PPG3 seeks to ensure the efficient use of land. The proposal assists Barnsley to achieve its requirement of 70% of new housing on brownfield sites as required by Regional Planning Guidance.

Sustainability

PPG3 'Housing' and PPG13 'Transport', which both post date the adoption of the UDP, encourage sustainable development, the efficient use of land and reduced reliance on the use of private cars. The application fulfills these objectives. It is close to local services including shops, schools, health services and employment, and lies within the established residential area of Hoyland. There is a frequent bus service both to the town centre and other local service centres there are a significant number of shops and services within walking distance.

Access, Highways and Traffic Assessment

The site benefits from excellent public transport links with bus stops a short distance from the site. Although the adjoining properties have on street parking, the proposal provides two off street parking spaces.

Pedestrian access would be shared with the vehicular access

Access and Design

1. *Density and amount:-* The site would be used for 1 dwelling within an established residential area it satisfies adopted policies and national guidance for the reasons given above. The residential use and amount of development proposed would not be harmful to adjoining residential uses. The density is appropriate for the setting and site.
2. *Layout:-* The site provides for the dwellings with a small front garden space, private amenity space to the rear with off street parking
3. *Landscape:-* Any existing landscape features will be maintained and protected throughout the period of construction
4. *Appearance:-* For the reasons given above would the development would be attractive and relate well to its surroundings.
5. *Access:-* The proposal provide for safe and easy pedestrian and vehicular access to and from the site, which is well located for local services and has extremely good public transport links. The dwelling would be designed to provide disabled access in accordance with current building regulations.

Conclusion

The site comprises garden land, and subject to compliance with detailed design and appearance parameters its development for a new dwelling meets the Government's requirements to secure the efficient re-use of brownfield land.

It is considered that the proposal is designed to a high standard, which will enhance the existing appearance of the area, whilst having no adverse effects on the residential amenity of neighbours, and which for the reasons given above complies with the Development Plan policies identified above.

The dwelling would provide a welcome addition to the housing stock in this popular area.