Proposed Residential Development
At Land to the Curtlidge of : 29 Snape Hill
Darfield
Barnsley
South Yorkshire
S73 9JU

Design and Access Statement
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1. INTRODUCTION

This design and access statement has been prepared to support a full planning application - for the erection of 1 number three bedroom detached dwelling together with associated parking and landscaping at the land to the curtilage of 29 Snape Hill, Darfield, Barnsley.
This statement is intended to explain the background and justification for the proposed scheme, as well as describing the proposals for having regard to such matters as design, access, landscaping and impact upon the character and amenities of the surrounding area.

In addition to this statement the application comprises detailed plans, elevations and streetscenes.

The application has previous Planning Permission which has now expired. Planning Permission was obtained in December 2004 (reference B/04/1837/DA) for the erection of a substantial detached dwelling with accommodation arranged on two floors providing four bedrooms, lounge, dining kitchen, study, utility, shower room and house bathroom. In addition the permission allows for a detached double garage. A further application for minor amendments (enlargement) was made on the 27th February 2006 and confirmed to be acceptable by the Local Planning Authority on the 17th March 2006

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The site lies within the settlement of Darfield within the Metropolitan Borough of Barnsley, South Yorkshire. Darfield is situated on the A635 road, which links Barnsley and Doncaster. It is 5 miles from Barnsley and 11 miles from Doncaster. To the North is Leeds (27 miles by road) and to the South is Sheffield (15 miles by road). It has a population of around 8,000.

Darfield has a good range of shopping and community facilities including shops (one of which incorporates a post office), public houses, a church and an Old Peoples Centre. There are also two parks and a pavilion.

The site is rectangular in shape and is approximately 666m2 (0.0667 hectares) in area. The Topography of the site, in terms of levels, is reasonably flat with a fall of approximately 1 in 30. Existing levels will not need to be significantly altered to accommodate the proposals. The site is, however elevated from its surroundings. To the south of the site there is an industrial unit with an existing retaining wall to serve the fall in levels between the two of approximately 1500mm. There is a similar level difference to Snape Hill on the North West of the site.

The proposed site is currently not used and is accessed only to the north of the site via Snape Hill

The local area is characterised with residential dwellings of all scales and vernacular.

THE PROPOSAL

The proposal seeks to construct 1 number 3 bedroomed 1 ½ storey dwelling house, within the current curtilage of the site.

THE DESIGN

The proposed site is situated within an existing established residential area.

From a design perspective I feel it is unnecessary to try to match the design of the new housetype with its adjacent properties.

As can be seen from the drawings, as the proposals are 1 ½ storey the proposed ridge line is substantially below that of 29 Snape Hill.

If the dwelling is required to comply with The Code for Sustainable Homes an assessment will be carried out following the decision. Some requirements of the Code for Sustainable Homes have been incorporated into the design.

The applicant is committed to delivering a low carbon housing solution. BBAD Ltd are Chartered Architectural Technologists with a proven track record of carbon efficient solutions within the built environment. BBAD are also Chartered Environmentalists, SAP Assessors, Code for Sustainable Homes Assessors and Domestic and non domestic energy assessors. In 2009 BBAD Ltd won the coveted Environmental Prize in the annual Rotherham and Barnsley Chamber of Commerce Awards.

It is proposed that renewable energies are to be used in the form of a ground source *heat pump and Photovotaic Panels. The working drawings will be carefully detailed* to reduce air permeability in line with ENHANCED Robust details. It is anticipated that the Dwelling Emmission Rate will be in line with a minimum of Code Level 4 and possibly reaching Code Level 5-6.

The proposal has an integral garage and an allocation of 2 No. car parking spaces. It would be possible to comfortably park at least two more cars to the proposed hard standing to the front (East) of the proposed dwelling.

OPPORTUNITES AND CONSTRAINTS

The Opportunities and Constraints relating to the application site are set out below:

Opportunities

- Existing residential site, principles of development have already been established
- More efficient use of land
- Enhancement of established residential area.

Constraints

- Possible over development.

Opportunities

The site has been designed having regard to the information detailed above to include the physical context and setting of the site and the opportunities and constraints.

This style of dwelling will be simple and enhance the current area as a whole. The simplicity of the designs will also lend itself to the dwellings having a low carbon footprint.

The application site lies alongside the curtilages of residential properties to the North East and a commercial property to the South. As such, the principle for utilizing this area between the existing dwellings for redevelopment for housing is established, acceptable and appropriate.

The application makes efficient use of the site and takes into consideration PPS3 which supports character led development which respects the surrounding area. The application site is well integrated with and compliments the neighbouring buildings and the local area in terms of scale, density, layout and access. The development also enhances a distinctive character that relates well to the surroundings and supports a local pride and civic identity. The private garden to the properties and scale of the property is that of a family home.

The dwelling has been designed to have 1 ½ storeys to ensure minimal impact upon the personal amenity space to the neighbouring properties.

Space about Design gives guidance on the relationship of buildings in terms of the distance between them. All buildings are greater than 21m Front to front from existing buildings and 12m side to front.

Currently the site is used as an unused area of land to the side of an existing property, benefitting from its own road fronting access. An extra dwelling would not create conditions prejudicial to highway safety and would have a positive effect on local amenity.

Constraints
With regards the efficient use of land and the possibility of over development I would refer to PPS3:

Efficient use of land

45. Using land efficiently is a key consideration in planning for housing. Regional Spatial Strategies should set out the region's housing density policies, including any target.
46. Local Planning Authorities should develop housing density policies having regard to:
– The spatial vision and strategy for housing development in their area, including the level of housing demand and need and the availability of suitable land in the area.
– The current and future level and capacity of infrastructure, services and facilities such as public and private amenity space, in particular green and open space.
– The desirability of using land efficiently and reducing, and adapting to, the impacts of climate change.
– The current and future levels of accessibility, particularly public transport accessibility.
– The characteristics of the area, including the current and proposed mix of uses.
– The desirability of achieving high quality, well-designed housing having regard to the considerations in paragraph 16.

47. Reflecting the above, Local Planning Authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare(dph) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. Where Local Planning Authorities wish to plan for, or agree to, densities below this minimum, this will need to be justified, having regard to paragraph 46.

Darfirld is a highly desirable residential village area with well established residential amenities. The proposal itself is within walking distance of the following amenities:

- School
- Church
- Public Houses
- Park and recreation land
- Newsagents
- Post Office
- Doctors
- Village / Community Hall

The proposal is also within easy walking distance of several main bus routes to Barnsley Town Centre.

Taking into account the full site including 29 Snape Hill the current site sits within 0.15 hectares of land, giving it a density of 14 dwellings per hectare (dph) which is less than the minimum 30 dwellings per hectare (dph) recommended as a minimum guideline in PPS3. The local densities will be set by the LPA, however I feel that 14 dph does not represent over development. Conversely I feel it is an efficient use of land in a highly sought after area where development land is at a premium.

Darfield has a good service base and is reasonably close to employment opportunities. Further growth is possible without detracting from its basic form and character and the village is therefore suitable for further residential growth.

POLICY

Alongside PPS3, I would consider the following Local Policies to be of relevance:

H6 - Housing Within Development Limits
H2A - Managing the Release of Housing Land
H3 Land for Housing

Below is a brief summary of the salient points :

H6 - Housing Within Development Limits
Within the defined Development Limits of the market towns and villages listed below, residential development will be permitted where the proposal meets the requirements of POLICY H2A or involves the conversion or change of use of a building and provided the proposal:
1) Is of a scale and design appropriate to the form and character of the settlement or immediate locality;
2) Would provide a satisfactory standard of residential accommodation and amenity;
3) Would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity;
4) Would not compromise the future comprehensive development of land;
5) Would not constitute an unacceptable form of backland or tandem development;
6) Would not harm acknowledged nature conservation interests or result in the loss of open space of recreation or amenity value or which is intrinsically important to the character of the area; and
7) Would not be subject to overriding considerations that would render the site unsuitable or the development inappropriate.

H2A - Managing the Release of Housing Land
In order to ensure that the annual house building requirement is achieved in a sustainable manner, applications for residential development up to the end of 2006 will only be acceptable on the following:

1) Previously developed sites and premises within defined Development Limits, subject to the criteria in POLICIES H6 and H7.
2) Sites allocated in Phase 1.
Sites allocated in Phase 2 will only be released after 2006 and only if monitoring shows a potential shortfall in relation to the then current required annual delivery rate in the regional spatial strategy. The exception to this is the development of the remainder of allocation SEL/2, which is designated as a strategic site and will extend into Phase 2.
Justification - H2A

Renewal of Outstanding Planning Permissions
5.20 PPG3 (Housing) requires all applications for renewal to be thoroughly reviewed in the light of sustainability objectives, particularly having regard to the availability of previously developed sites and the criteria set out in Paragraph 31 of the Guidance. There may equally be changes of circumstance since the permission was originally approved relating to other planning policies such as density, affordable housing and open space requirements or in relation to physical feasibility or through alternative proposals coming forward. It is appropriate therefore that applications for the renewal of existing planning permissions are reconsidered against the requirements of POLICY H2A, and other relevant policies in the Plan.

H3 Land for Housing

Policy H3 for Housing states:

Action will be taken to ensure that there will be enough readily available land for housebuilding for the next five years. Land will be made available by:

releasing sites in suitable areas where housing or other buildings have been demolished;
and
releasing allocated sites which have not previously been developed; and in exceptional cases, releasing recreation space, but only if an equivalent replacement is provided in an appropriate location; and providing access and utility services.

Definitions
'Available' - includes land:
which is allocated or has planning permission for housing, or where building is already taking place; and
which is free, or easily freed, from planning, physical and ownership constraints; and where houses could be built economically and would be saleable.

COMPLIANCE WITH POLICY

PPS3

As mentioned in opportunities and constraints, the proposals meet the requirements for densities relating to the efficient use of land. Whilst not strictly classed as 'affordable' the scheme does offer entry level family homes in a highly sought after area, with nearby employment opportunities within the service industry.

H6 - Housing Within Development Limits & H2A - Managing the Release of Housing Land

Proposals for residential development on brownfield sites within the defined Development Limits may be acceptable in accordance with POLICY H6.

The scheme does not conflict with any of the requirements of this policy. On the contrary it offers good quality housing without detriment to the existing highways infrastructure.

The scale and design is appropriate to the form and character of the settlement and immediate locality. The site itself does not have any existing conservation or highly regarded architectural features.

H3 Land for Housing

The land is to be considered 'available' as it already has outline planning permission for housing, and the houses can be built economically and would be saleable.

RESIDENTIAL AMENITY

The proposed site layout demonstrates that the proposal could be fenestrated so that the privacy of the neighbours is not harmed, and that sufficient amenity space is retained for all the proposed dwellings.

Access would be taken from Snape Hill onto the proposed car parking space in front of the property. The car parking spaces would be in use prior to occupation of the dwelling.

HIGHWAY SAFETY

Due to the positioning of the driveway and the amount of property served by the access road, there will be low volume, low speed traffic passing the house. I therefore see no hazard to the existing infrastructure will be presented by the proposal.

DESIGN AND ACCESS SUMMARY

Design
The proposal has been sympathetically designed to enhance the area and augment the currently well presented village settlement.

Opportunities and Constraints
The proposal will use land efficiently in an existing popular residential area with substantial amenities, without over development.

Residential Amenities
The proposals ensure the minimal disruption to the existing residential amenities.

Highway Safety
The proposals ensure the minimal disruption to the existing highways infrastructure.

CONCLUSION

For the reasons above it is considered that the proposed residential development of this site conforms to the aims and objectives of Local policies and current Government Guidance without harm to matters in the public interest.
Overall, the scheme represents a high quality sensitive approach, such that planning permission can be granted.