

**DESIGN AND ACCESS STATEMENT IN RESPECT OF**  
**A PROPOSED DEVELOPMENT OF A SINGLE DETACHED DORMER BUNGALOW**  
**SITE TO THE REAR OF**  
**PORTER TERRACE, OFF WADDINGTON ROAD, POGMOOR, BARNSELY**

**ASSESSMENT OF CONTEXT**

**Physical**

**Surroundings**

The area is a long established residential settlement within the district of Pogmoor.

The site has no special designation and it is not in a conservation area.

The location is well served locally with a mix of facilities and the hospital is within walking distance of the site. Local bus services are available on nearby Pogmoor Road and the town centre itself is approximately a mile or so from the site.

**Site**

The proposed site is a vacant piece of land, formerly used for garaging purposes with a vehicular and pedestrian access off Waddington Road and positioned to the rear of Porter Terrace. The land does not form part of any existing dwelling's garden area.

The site is generally level and any existing outbuildings / garages will be demolished.

Adjacent properties consist of a mix of two storey detached, semi-detached and terraced dwellings.

**Social**

The proposed residential use will be compatible with the immediate surroundings and provide an opportunity to rejuvenate the plot.

**Economic**

Due to the scale of the proposed development there will be no significant economic effect.

There will be the potential for certain local businesses to be supported by this project both in the short term, e.g. local builders merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new occupier of the dwelling.

**Planning Policies**

The area is designated for residential use in the local plan and provides an opportunity to provide an addition to the local housing stock on what is essentially a 'brown field' site.

**DESIGN AND ACCESS STATEMENT IN RESPECT OF**  
**A PROPOSED DEVELOPMENT OF A SINGLE DETACHED DORMER BUNGALOW**  
**SITE TO THE REAR OF**  
**PORTER TERRACE, OFF WADDINGTON ROAD, POGMOOR, BARNSELY**

**INVOLVEMENT OF COMMUNITY MEMBERS**

Due to the scale of this development, community members have not been involved.

**EVALUATION**

We consider that local planning design guidance has been complied with in respect of amenity space allocation, separation distances, overlooking and overshadowing etc.

Planning approval currently exists for the erection of a bungalow on the site. The planning reference for this approval is 2015/0190 granted on the 14th April 2015.

This latest proposal includes for the provision of a bedroom within the roof void. The void has been created by a modest raising of the eaves/gutter line and adjustments to the footprint, essentially creating a 'flush' rear elevation rather than one which has a 'set-back'. The required separation distances etc are still maintained.

**DESIGN**

**Use**

The site is currently a semi derelict garage plot and it is considered the alternative residential use would be appropriate.

**Amount**

The proposal is to erect a single detached bungalow providing three bedrooms. One contained within the roof void.

Private garden areas will be created along with on-site parking facilities.

**Layout**

The proposed dwelling has been carefully designed to create maximum privacy for both the new and the adjacent dwellings. Particular attention has been given to the layout and position of windows to ensure that the separation standards set out in planning guidance have been met. The rear private garden area meets design standards.

A driveway from Waddington Road serves the property and parking space is provided within the curtilage.

**DESIGN AND ACCESS STATEMENT IN RESPECT OF**  
**A PROPOSED DEVELOPMENT OF A SINGLE DETACHED DORMER BUNGALOW**  
**SITE TO THE REAR OF**  
**PORTER TERRACE, OFF WADDINGTON ROAD, POGMOOR, BARNSELY**

**Scale**

The surrounding property takes the form of established detached, semi-detached and terraced dwellings all of which are two storey in height.

The proposed dwelling is a chalet style dormer bungalow, with a modest raising of the ridge height from the previously approved scheme. The proposed dormer window to the roof void bedroom is on the rear roof slope and is at least 21m from any windows in neighbouring property.

The window at upper level on the gable, is to a bathroom only and of course this will be glazed in obscure glass.

**Landscaping**

Basic landscape proposals will be introduced as part of the development and will take the form of selective tree and shrub/hedge screening generally around the perimeter of the site.

**Appearance**

The external built form will be of good quality facing brick with stone detailing. The roof will be either plain tiles or slate to LPA approval. The whole, harmonising with surrounding properties.

**Access**

The access drive to the plot exists and is from Waddington Road.

The drive will be surfaced and sealed, with no excessive gradients and will be suitable for use by disabled persons. Access into the dwelling will be easily negotiated and again level access will be provided for people with disabilities.

Nb: Attached to this design and access statement is a copy of an e-mail received from the Fire Authority. This relates to the Fire Authority's acceptance of the current fire fighting provisions in the locality of the site. We would hope that this statement satisfies the concerns of the planning authority in relation to fire fighting issues.

PDCA

---

**From:** Dunk Susan [SDunk@syfire.gov.uk]

**Sent:** 08 December 2011 16:06

**To:** 'pdimberline@tiscali.co.uk'

**Subject:** Customer Query

Mr Dimberline

Sorry for the late reply but I have had a few days off.

I have received a email from Yorkshire Water regarding Waddington Road Barnsley. I am quite happy with the fire hydrant requirements and the position of the fire hydrants to cover the new building we would not require a private hydrant fitting on site as there is enough cover in place.

Kind Regards

**Sue Dunk**

Water Officer

South Yorkshire Fire & Rescue

Tel: 0114 2532979

[sdunk@syfire.gov.uk](mailto:sdunk@syfire.gov.uk)



South Yorkshire  
Fire & Rescue  
WORKING FOR THE PEOPLE  
OF SOUTH YORKSHIRE