

Your ref: 2011/1031

4 November 2011

Barnsley MBC
Corporate Mail Room
PO Box 634
BARNSLEY
S70 9GG

For the attention of Keiron Dunn

Dear Keiron,

**Full Planning Application at Larch Place, Kendray - ref: 2011/1031
Submission of additional information**

Further to our numerous consultations and meetings, the most recent of which was Friday 28 October 2011, please find enclosed the following amended/additional information in support of the associated planning application.

- | | |
|---|------------------------|
| • Site Layout | 11008/01G |
| • Boundary Treatment Layout | 11008/03A |
| • Revised coloured street scenes | |
| • Revised house type planning drawings | |
| • Boundary treatment details | SD-101, 106, 107 & 108 |
| • Soft Landscape Proposals | C-757-01B |
| • Supplementary Design Statement | |
| • Planning Policy Statement | |
| • Completed Planning Advice Note 30 (PAN 30) | |
| • Updated Building for Life Assessment | |
| • Low or Zero Carbon (LZC) technology feasibility study | |

With regards to the LZC study I refer you in the main to page 8 which provides the summary and confirmation that our proposal of a fabric first approach results in a greater reduction in CO₂ and energy use than an alternative renewables based specification.

I trust the enclosed fully encompasses all comments raised through the consultation process and you can support the application accordingly.

Should you require anything further please do not hesitate to contact me, otherwise I look forward to the application being approved in the near future.

Yours sincerely,



Jamie Moran

Supporting Design Statement
In support of Application No. 2011/1031

Ref: 11008

This design statement has been prepared to support the Design and Access statement produced for the creation of 43 dwellings at land off Larch Place, Kendray, Barnsley and address the comments raised during the meeting dated 28th October 2011 at Barnsley Planning Office.

It was agreed that the development proposals would be assessed against the standards set out in the Supplementary Planning Document 'Designing New Housing Developments'.

External Space Standards

All plots on the proposed development achieve the required rear garden areas of 50m² and 60m² for 2 and 3 bedroom dwellings respectively with the exception of plots 7 and 16 which have a shortfall. Although sub-standard garden lengths are evident on these plots the minimum aspect distances between habitable rooms of adjacent properties are in excess of the minimum 21m dimension required, but should the council decide that the shortfall could be detrimental to the occupiers of the properties in the event of future extensions then Keepmoat Homes would be willing to accept that the permitted development rights for these plots are removed.

Concern was raised during the meeting regarding the angular shape to the rear gardens of the 828 type, but due to the positives of achieving continuous frontage to the highway on corner plots when built in a semi detached format, the decision was made to retain the house type and amend the layout where possible to maximise the amenity space and reduce the impact of impeding boundary treatments and car parking spaces on these plots.

Internal Space Standards

The aforementioned SPD makes reference to the internal space standards set out in the South Yorkshire Residential Design Guide – Technical Requirements 4A.2, which recommends floor areas for varying dwelling sizes. The 665 Type, 828 Type, 843 Type and 844 Type proposed on the development all comply with the requirements; however the 763 and 771 Types fall below the 77m² floor area suggested for a 3 bedroom dwelling. Although the two types do not achieve the required standards these are very popular house types which Keepmoat have built on previous developments within the borough of Barnsley and they are confident that there is a market for small 3 bedroom properties on this development. It is worth considering that although the overall floor areas of the dwellings are sub-standard the main habitable rooms (Lounge, Kitchen/Dining and Bedroom 1) all achieve the areas listed in Table 4A.1 of the Design Guide.

Character

We acknowledge that the positioning of plots 26 and 27 and the streetscape these dwellings generate differs somewhat from the rest of the development, however, due to the constraints of the site and the narrow section of land created by the position of the existing Larch Place highway and the adjacent site boundary, it was deemed beneficial to the scheme to plot the 844 Types in this area rather than not develop the land at all. These dwellings have front and side aspects only enabling the units to be constructed whilst ensuring the required aspect distances between proposed dwellings and those located on Farm Road were achieved and avoided any overlooking issues.

Density

Concerns have been raised regarding the numbers of units proposed on the development but with a gross site area of approximately 1.12 hectares on which 43 dwellings are proposed, this generates a dwelling per hectare (dph) density of 38.4. These figures are at the upper end of the range between the retained national minimum of 30 dph and the Core Strategy suggested level of 40 dph.

It is our view that increasing design, land efficiency and effectiveness is a fundamental objective of urban regeneration and we believe that this proposal has met these aspirations through providing a more attractive and efficient redesign of the streetscape without compromising quality or amenity.