
PROPOSED DWELLING

at

**LAND AT 107 SAVILLE ROAD
DODWORTH
BARNSELY**

For

MR W. LUMB

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the erection of a dormer bungalow on land adjacent an existing dwelling

Outline Town & Country Planning approval was granted on 13th July 2004.

Full Town & Country Planning approval was granted on 21st May 2007

This application is for a scheme that is almost identical to that previously approved with the addition of a utility room at the rear of the garage.

2 THE SITE

The application site is situated on land adjacent the existing dwelling at 107 Saville Road, Dodworth with an area of 540sqm or thereabouts

The site currently forms part of the garden area to the east of the existing dwelling.

The site slopes from west to east and north to south with the existing dwelling occupying the most elevated section of the site. The front garden depth from Saville Road to the existing dwelling is approximately 23m. The ridge line of the bungalow is parallel with the road

Town & Country Planning consent has been granted for an extension and loft conversion to the existing dwelling. This includes proposals to raise the existing eaves and ridge levels. The drawings show the existing dwelling as altered. The applicant is awaiting Building Regulations approval for this work.

Immediately adjacent the site to the east is a detached bungalow set back approximately 9m from the road. The ridge line of the bungalow is perpendicular to the road. This dwelling is of traditional construction with brickwork external walls under a pitched, concrete tile roof.

Saville Road forms the northern boundary of the site. Properties along the southern parts of Saville Road are detached bungalows set in medium sized gardens. Properties to the north of Saville Road are semi-detached dwellings set in more modest gardens.

A fence along the southern boundary separates the site from the rear gardens of bungalows along Bradwell Avenue.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals for the development of the site as shown on the submitted proposals complies with Policy H8D in that it causes no significant harm to the local environment, does not create any Planning difficulties.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to

Policy H4 – Residential Development,
Policy H8D – Back land & Infill Development
SPG3 – Infill Development

The size and accommodation proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

Careful consideration has been given to the siting of the building with regard to its impact on the setting of both 107 and 103 Saville Road.

Due to the varying front garden depths the building has been sited in a transitional position between the two building lines.

Over-shadowing of private amenity areas has been avoided.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The scale and style of the dwelling is in keeping with the locality and the roof lines and ridge complement the adjacent properties without mirroring either.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, and orientation of accommodation.

The architectural style reflects that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the locality and the immediate surroundings

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access and separation distances to surrounding dwellings

Planting will be carefully considered so that it does not impede the opportunity for natural surveillance.

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

Vulnerable areas such as rear gardens will have defensive barriers provided by fencing minimum 1800mm high.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Any potential for overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings and orientation of windows to habitable rooms.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

5 PLANNING POLICY

The site is within a Housing Policy Area and as such policy H8 is of particular relevance. This states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

The principal that the site is suitable for residential purposes has also been established by virtue of the outline approval.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The parking provision is as follows;

- One off street parking space is proposed for the dwelling plus one visitor space

The site is within walking distance of the shopping and commercial areas of Dodworth and public transport links.

6 ACCESS

The access to main areas of the site is via a private drive from Saville Road. The minimum drive width required is 2.75m.

The location of the access was approved at outline planning stage and a similar arrangement is proposed.

Provision is made for refuse storage within the main body of the site.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of the dwelling will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

7 ASSESMENT

The proposal is within the settlement of Dodworth and therefore complies with Local and National policies relating to residential development.

A dwelling of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.
