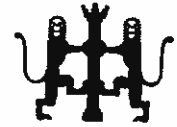


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Statements in support of Full Planning Application

For the development of 1 no 4 Bed Detached House On the site of 1 Church Street, Brierley, Barnsley

Design and Access Statement

The Site of the proposed development is located within the Brierley Conservation Area and is currently occupied by a large part timber clad dormer bungalow constructed in the late 1970's. The remains of an old barn building form a store in the front corner of the site.

The application is for permission to demolish the existing dwelling and to construct a new detached 4 bedroom house located in a similar position, with a separate Garage/Workshop. The barn building will not be affected by the proposals.

The site has a previous refusal of Planning Permission associated with it under Application No. 2007/1189. This application was to construct a second dwelling on the site and was refused on the grounds of Highways safety, the design being harmful to the Conservation Area and loss of amenity to neighboring residents.

The barn and stone boundary walls are considered as important to the character of the conservation area, and the proposals include for their retention. There are no trees or other features within the site which contribute to the area. The existing dwelling is of a poor design and does not enhance the appearance of the conservation area.

The proposed new dwelling shares a similar footprint to the existing house and is located similarly within the site. It will have a greater mass, being a traditional two storey building as opposed to the dormer bungalow form of the existing house. It will be constructed in a traditional manner, with natural stone facing, red brickwork to the sides and rear, and a pitched tiled roof. A splayed bay window detail, circular landing window and entrance porch are important features on the front elevation, and a conservatory is proposed for the garden elevation. It is considered that the proposals would enhance the appearance of the Conservation Area.

A detached garage/workshop is proposed which will be constructed in matching materials to the main house. It is located in the far corner of the site and consequently would have little impact upon the Conservation Area. It will be positioned 1.0m inside the boundary to allow for maintenance. The walls will be of cavity construction and there will be no windows which will ensure there is no loss of amenity for the neighbours.

The design of the proposed house has been considered carefully so as not to have a negative effect upon the amenity of it's neighbours. Specifically, the orientation and size of windows, and the rooms which they serve has been reflected in the new design. The building is located in a similar position to the existing house to ensure there is no negative impact.

It is not considered the proposals will result in any intensification in use of the access. The proposed driveway includes the facility to turn a vehicle within the site, which the existing house does not have. This must be considered as having a positive impact upon traffic safety. The existing access is over 4.0m wide and is considered adequate.

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VAT Registration No. 706 0562 60

Level access into the house will be provided from a shallow gradient on the driveway. Internally, a generous hallway allows for wheelchair maneuverability. A ground floor wc and corridor/door widths which comply with Part M will ensure the building is inclusive.

The house will be constructed to a good modern standard and will be well sealed and thermally efficient. It is proposed to incorporate solar water pre-heating within the design, together with rainwater collection and grey water recycling.