

Design & Access Statement

Proposal: Application for Planning Permission:
Proposed New Build Dwelling at Land/Garden Area
Adjoining 29, Ballfield Lane.

Site: 29, Ballfield Lane
Kexbrough
Barnsley
South Yorkshire
S75 5EG



September 2023

Submitted on Behalf of -
Mr. M. Bashir (the applicant)

Introduction

This statement has been prepared to accompany the submission of application for Planning Permission for the erection of a New Build Dwelling at land/garden area adjoining the existing dwelling addressed 29, Ballfield Lane.

At present the subject site is occupied and used as amenity space for the existing dwelling that is considered as being surplus due to the site location and benefiting from being an end plot with land surrounding the dwelling. Immediately adjoining the site are residential dwellings including a school on the opposite side of the road.

The extent of site ownership is as outlined in red – refer to EX-01 - Site Location Plan. Pedestrian and vehicular access to the site is gained from Ballfield Lane, Kexbrough, Barnsley

The existing dwelling is currently in use and as mentioned above the applicant seeks consent for the proposed development that will represent an efficient use of the site and is considered as being an ideal location for the new build small scale development, making use of the site without causing harm to the surroundings.

For further information relating to the site refer to the Existing and Proposed Site Plans.

This statement should be read in conjunction with the application form and planning drawings referenced as follows –

- EX-01 – Site Location Plan and Existing Block Plan
- EX-02 – Existing Floor/Roof Plan(s) and Elevations
- PL-01 – Proposed Block Plan
- PL-02 – Proposed Ground Floor and Site Plan
- PL-03 – Proposed Floor Plans and Roof Plan
- PL-04 – Proposed Elevations

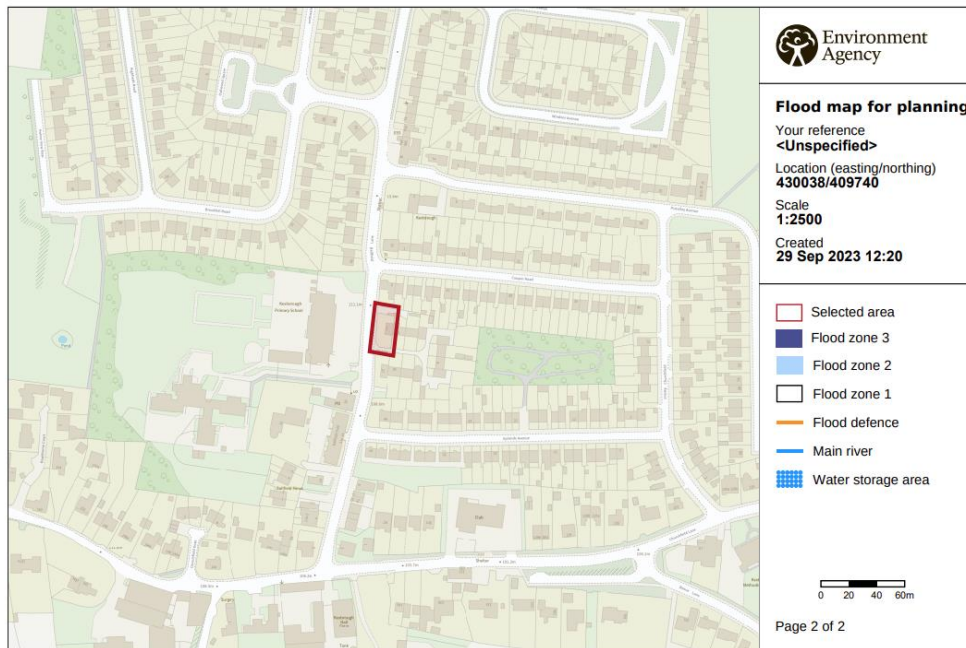
The proposal is subject to obtaining consent from The Local Authority - Planning Services, this application has been prepared and submitted on behalf of the applicant.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

Assessment: The Site

As detailed above the site is addressed 29, Ballfield Lane, Kexbrough, Barnsley.

The site falls in Flood Risk Zone 1, an area with a low probability of flooding and therefore is considered as not at a risk.



Ballfield Lane heading north takes you to the A637 Huddersfield Road and provides a connection to the M1 motorway linking to the surrounding areas.

The site to our knowledge is not within a conservation area and is not a listed building.

Background / Planning History

The applicant has owned the application site for a number of year and has the intention of carrying out the small scale development including improvement works to the site.

Previous Application History – not applicable.

Design Proposal

The proposal is to erect a new build dwelling with associated works as shown on the application drawings.

The use of the site as existing is C3 Dwellinghouse with the proposed use to remain as being C3 Dwellinghouse.

The following points have been considered:

- The site comprises of (brownfield) land which is suitable for the development and will provide a positive contribution to the area.

- The existing setting and character of the surrounding area has been carefully considered and the proposal will not over empower and have an adverse effect to the area as a whole.
- The boundary treatment to remain as existing/made good.
- On street/site parking available.
- Emergency vehicles and refuge collection to remain as existing.
- Precedent set within the area of a similar development that obtained grant of planning permission.

Layout & Scale of Proposal

Refer to application plans for further information.

Access

To remain as existing off Ballfield Lane for the existing dwelling and proposed dwelling – refer to the proposed block plan.

The proposal will create an accessible and safe environment for the applicant/end-user(s).

Evaluation & Opportunities

The original scheme was conceived from the brief provided by the applicant that was reviewed and altered during our consultation. The primary aim of the applicant is to gain planning consent for the development within the curtilage of the site.

The opportunity provided by the proposal provides qualitative improvements to the area and land of concern. The scheme as proposed makes appropriate use of the site in a predominately residential area and provides continuous use which will ensure future maintenance and preservation.

Subject to approval the applicants aim is to develop the site to a high standard all in accordance with the current standards as stipulated in the Building Regulations.

The development will provide opportunity for the local trade(s)/businesses and support the economy as construction has been proven to boost economic activity and development-led regeneration can make a valuable contribution to local economic growth.

Site Character & Surrounding Area

The site falls within a residential area consisting of dwellings constructed mainly using brickwork and render finish to the outerleaf.

Access to the site as previously mentioned is off Ballfield Lane, Kexbrough, Barnsley.

The height and massing of the proposal will not dominate the area and is considered in keeping with the neighbouring dwellings.

The materials and detailing of the proposal has been carefully considered to match existing.

Movement and Circulation

The proposed movement is to increase due to the proposal in terms of additional traffic, on-site parking is available and the development is aimed at providing low cost housing therefore we do not predict the end-user(s) requiring the need for more than 1No. motor vehicle.

Also based in the site location – it is connected to the public transport facilities and local shops are within walking distance promoting a healthier lifestyle.

Appearance

The general form and layout of the proposal is as indicated on the application drawings.

Summary & Conclusion

The design approach taken has been practical based upon the assessments and taking into account the issues raised through consultation and related guidance.

Its design in terms of general features and materials are consistent with the character and appearance of the existing built form of the area as a whole.

The proposal due to its location does not affect the general character of the area.

The existing character and appearance of the surrounding properties have been taken into account therefore on the basis of the information provided – grant of planning permission is justified.

Finally, additional improvement measures can be incorporated to the scheme if considered necessary by The Local Planning Authority.