

**DLG CIRCULAR 01/2006
DESIGN AND ACCESS STATEMENT
IN SUPPORT OF APPLICATION
FOR RESIDENTIAL DEVELOPMENT
(4 NO DWELLINGS) INCLUDING
DEMOLITION OF EXISTING PROPERTIES**

**53 / 55 WOODSTOCK ROAD,
WILTHORPE, BARNSELY**

MR B CLAYBURN

MAY 2008

i) BACKGROUND.

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication "Design and Access Statements".

Whilst this application is submitted in outline only, all matters of detail are submitted for consideration at this stage save for the issue of landscaping which is to be reserved until detailed stage.

The application seeks construction of 4 No dwellings following the demolition of Nos 53 and 55 Woodstock Road (a pair of semi-detached dwellings). The application is also supported by the following information:-

- (i) Layout plans and elevations;
- (ii) Planning Supporting Statement;
- (iii) Highways Statement.

This design & access statement should be read in conjunction with the accompanying planning supporting statement which deals with the issue of planning policy in greater detail.

a) **Site Assessment.**

The subject site, which extends to some 0.19 hectares or thereabouts is roughly 'L' shaped and forms the curtilage of Nos 53 and 55 Woodstock Road, a pair of semi-detached houses. Land levels along Woodstock Road fall from south to north although the subject site is relatively flat. The site is surrounded by existing residential development to all sides, the area being predominantly residential in nature. Surrounding properties are varied in age, form and type and plot size. Access to the site is from Woodstock Road. The properties are characterised by long rear garden areas.

It will be noted that, the development of rear garden areas in a similar manner to that now proposed is a characteristic of the area including the cul-de-sac to the south known as Woodstock Gardens which is some 20 metres from this site.

The site is located on a good public transport route to Barnsley town centre and is within walking distance of all local facilities of Wilthorpe, including schools, shops and employment opportunities. The site is in a sustainable urban area and constitutes previously used land.

We are not aware of any listed buildings adjacent to the site, nor is the site within a Conservation Area. There are no trees within the site. There are no site specific policies in the UDP relating to this site.

b) Involvement.

The applicant has also engaged the services of the following consultants in drafting up this scheme:-

- (i) Chartered Town Planner
- (ii) Highway Engineer

Pre-submission negotiations with the Council's Planning Officers have been undertaken. Initially a higher density scheme of seven dwellings was put forward to the Council's Officers for consideration. The initial advice received was that:-

- (a) Residential development was acceptable in principle - the site lying within a Housing Policy Area, and comprising previously developed land.
- (b) It would be preferable to use remaining rear garden areas to neighbouring properties to development on a more comprehensive scheme.
- (c) Consideration should be given to the amenity of occupants of Nos 51 and 57 Woodstock Road.

It was noted that the Officers comments did not preclude the development of the site in principle and the applicant gave further consideration to the points raised. This has resulted in the scheme being radically scaled down to the four dwellings now submitted.

c) **Evaluation.**

In drafting up a scheme, a number of opportunities and constraints were identified other than the requirements to meet the council's general standards, as follows:

1. It was identified in the first instance that residential development was considered appropriate for the site.
2. It was identified that the site constitutes previously developed land, forming as it does the curtilage of existing residential properties.
3. It was identified that a development of a similar nature (at 45-47 Woodstock Drive) was granted permission, in 2001 thus it was concluded that the pattern of development proposed is in keeping with the surrounding area.
4. The layout submitted demonstrates that development can be undertaken and conform with the Council's requirements to meet space about building standards both in terms of the housing proposed and the existing adjacent properties.
5. Full consideration was given to the location of the development on the site to account for nearby and adjacent properties.

d) **Planning Policies.**

It should be noted that only those policies referred to in the Schedule of Saved Policies contained within the Secretary of