

**DESIGN AND ACCESS STATEMENT IN RESPECT OF**  
**A DETAILED PLANNING APPLICATION FOR DEVELOPMENT**  
**OF A SINGLE DETACHED DWELLING OFF HIGHSTONE LANE, WORSBROUGH, BARNSELY S70 6SD**  
**for MR MICHAEL HAIGH.**

## **ASSESSMENT OF CONTEXT**

### **Physical**

#### **Surroundings**

The location of the site is within a well established residential area of Worsbrough in Barnsley. The site sits to the rear of numbers 1 to 6 Highstone Lane. These are three pairs of semi-detached bungalows, the frontages of which face Highstone Lane and the rear elevation faces the application site. Existing 2 storey semi-detached dwellings are located on the opposite side of Highstone Lane. To the south of the site are the premises of Ward Green WMC and to the east of the site are the long rear gardens serving the semi-detached dwellings that have their frontages onto Mount Vernon Road. The gable end of a house faces the northern boundary of the site. With the exception of the WMC, the site is surrounded by long established residential property.

#### **Site**

The site has no special designation, is not in the green belt and contains no listed buildings. There are no listed buildings adjacent the site that would be affected by this proposal. The site is a vacant area of land with a general gradient that rises towards it's northern boundary and the land sits slightly higher than the rear gardens to the adjacent bungalows. A long established hawthorn hedge defines the western boundary of the site and separates the site from the rear gardens of the adjacent bungalows. Other than the hedge, there are no other trees on the site. Access to the site is via a piece of land that rises up from Highstone Lane and connects with the site at it's southern end. The access runs between the gable of the bungalow known as 1 Highstone Lane and the WMC premises.

### **Social**

The proposed development would result in the creation of 1 detached dwelling in a sustainable location. The site is within walking distance of the existing facilities located in the vicinity and would provide enhanced and continued support to these economic and community facilities. The proposal would not result in any adverse social impacts.

### **Economic**

The proposal introduces a more efficient use of this vacant site. Additional economic activity would be created during the construction phase of the project and the completed dwelling and it's occupation would provide additional support to the existing economic and community facilities in the locality.

### **Environmental**

The proposal would have no detrimental impact on the character of the site or the surrounding area. The site is in a sustainable location with a good level of local services and good transport links to the nearby town centre of Barnsley.

*Peter Dimberline Limited*

### **Planning Policies**

The site is located in a long established residential area and located in an area defined as 'Urban Fabric' in the local plan and Policy H4 is relevant.

### **INVOLVEMENT OF COMMUNITY MEMBERS**

Due to the modest scale of this proposal, there has been no involvement with community members.

### **EVALUATION**

It is considered that the proposal is an appropriate and more efficient use of an existing site and will offer the opportunity to provide an increase in local housing stock by the introduction of a single family dwelling. The site is within walking distance of the various amenities available in the locality and also has direct access to the local transport services connecting Worsbrough with Barnsley town centre.

## DESIGN

### Use

The proposal is to create a development of a single detached dwelling with 4 bedrooms. An access drive and parking facility served directly from Highstone Lane will be provided to serve the front of the site.

### Amount

The dwelling will be 'chalet style with the upper floor accommodation contained within the roof space. The ground floor will contain general living areas and 2 of the 4 bedrooms. The upper floor which is contained within the roof void, will provide a further 2 bedrooms complete with bathroom facilities. The net internal floor area of the ground floor will be 110 sq m and the upper floor will be 70 sq m. The footprint of the building will be 124 sq m contained within a rectangle measuring 17.2 m x 7.2 m. these The internal space standards will comply fully with the **South Yorkshire Residential Design Guide**.

### Layout

The site layout and the dwelling have been designed to ensure the relationship, particularly with the bungalows located to the west of the site, is considered acceptable. For example, the new dwelling will have a finished floor level considerably lower than the existing ground level. In order to achieve this, the site is to be excavated to allow the dwelling to be set at a lower level, resulting in a considerable reduction in the amount of building visible from beyond the site boundaries. Retaining walls will be used to allow ground levels to be reduced immediately around the building, to allow views out from windows and also let in plenty of light. Simply put, the external ground levels will be re-engineered to create sunken terrace areas that are easily accessible from bi-fold doors at the rear of the dwelling. Consideration has also been given to the position and type of windows on the elevation facing the rear of the bungalows. There is only one window serving a habitable room and this is at high level to ensure that there are no overlooking problems arising. The proposed elevations show clearly how the above works will reduce the impact of the dwelling.

### Scale

The dwelling will be 1.5 storey in height with upper floor accommodation contained within the roof void.

### Landscaping

There will be an opportunity to create of new soft landscaping to the front of the site particularly around the parking areas providing some degree of screening between the parking area and the dwellings.

### Appearance

The dwelling will be constructed in quality facing brick with a roof finish of slate or flat tiles. The roof will be flat concrete tiles or natural slate. Windows and doors will be in coloured pvcu.

### Access

The main vehicular access will be from Highstone Lane. There will be no excessive gradients and the drive and parking area serving the dwelling will be surfaced and sealed. Access into the dwelling will be fully DDA compliant.