
**OUTLINE TOWN & COUNTRY PLANNING
APPLICATION FOR RESIDENTIAL
DEVELOPMENT**

**LAND AT
21 GREEN ACRES
HOYLAND
BARNSELEY
S74 0HL**

For

MR M FITZGERALD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This is an outline application for a single dwelling with all matters reserved except access.

2 THE SITE

The site is situated adjacent 21 Greenacres, Hoyland, Barnsley

The land is currently within the curtilage of an existing detached bungalow.

The site is shown within a Housing Policy Area on the UDP.

The site is within a well established residential area, close to local amenities, schools, shops etc and has good transport links to Hoyland and Barnsley Town Centre.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

This is an outline application with all matter except access to be reserved. However the site is considered to be suitable for the development proposed.

Separation distances to surrounding properties can be accommodated and there are no reasons why all the requirements contained in Planning Policies and associated guidance cannot be achieved.

This applies to both internal floor areas, parking provision, provision of amenity space and access.

The site curtilage for the proposed dwelling has been located to ensure sufficient residential amenity space is retained by the existing dwelling.

With a sensitive design of a new there will be no residential properties significantly adversely affected by the proposals.

The proposals for residential development of the site will cause no significant harm to the local environment.

The size of property and accommodation proposed for the dwelling will be appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

4 SOCIAL & ECONOMIC CONTEXT.

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.

The site is close to frequent public transport links into the Town Centre

The site is within walking distance of shops and local amenities.

5 ACCESS

Access to the new property will be from the Greenacres, an adopted highway.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

A single detached dwelling will be fully compatible with the general character of the locality.

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.
