

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
THE ERECTION OF A PAIR OF DETACHED BUNGALOWS.
THESE ARE DWELLING / PLOT SUBSTITUTIONS FOR PREVIOUSLY APPROVED
DWELLINGS, (formerly plots 5, 6 and 7)
Site off Greenside, Shafton, Barnsley**

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area of Shafton. Predominantly the dwellings to the south of the site are two storey semi detached housing. Immediately to the north is open farmland. To the (east) of the site are rear gardens of adjacent houses. To the west is an area of 'open space' with various outbuildings.

Site

The site is a parcel of land on the end of Greenside and it's development will create a 'rounding off' of residential development at the head of Greenside. Greenside itself is partly adopted as highway although the end of the cul-de-sac is unsurfaced and currently un-adopted.

The site has no special designation and is not within a conservation area.

There are no existing buildings to be demolished on site and the site falls generally in an east to west direction.

It is important to note that the site currently has planning approval for 7 dwellings and that this design and access statement relates to an application to vary condition 2 of the original approval and make plot substitutions. The planning reference of the existing approval is 2016/0821

Social

There will be a social benefit to the local community as a result of the provision of family type dwellings.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effects. There will of course be the opportunity for certain local businesses to be supported by this project in the short term, such as builders, builders merchants and suppliers etc.

Planning Policies

The proposal is in accordance with national and local planning policies and an appropriate use in this location. The site is located within a housing policy area.

CONSULTATION WITH LOCAL MEMBERS

Due to the scale of the development and the fact that the proposal is simply plot substitutions and is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of this proposal and that the proposed use is wholly compatible with the location.

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DESIGN

Use

The proposal is to substitute previously approved dwellings, (a detached house and pair of semi-detached houses, currently designated plots 5, 6 and 7 respectively), with a pair of detached bungalows.

Amount

The proposal creates a pair of detached 2 bedroom bungalows each with an internal floor area of approximately 980 sq ft.

Layout

The proposed bungalows will be detached. They will be constructed in accordance with the space standards set out in the SYRDG (South Yorkshire Residential Design Guide).

They will have parking space on a drive to the front of the property which in turn will be accessed direct off the new turning head to be constructed at the head of Greenside as part of the development. and rear private Rear garden areas of the appropriate standard will be provided.

There will be no conflict with adjacent dwellings and separation distances between windows and the like will ensure there is no overlooking.

Scale

The bungalows will be of an appropriate scale and will sit comfortably in the street-scene. They are located at the head of Greenside on land that is at a higher level than any other plot along Greenside and therefore bungalows will not look out of place when viewed alongside the existing houses.

Landscaping

There will be landscaping within the private garden areas associated with the dwellings and generally this will be outside planning control.

Appearance

The external appearance will be a carefully chosen facing brick with concrete roof tiles and pvcu windows and doors.

The roof will be concrete tiles with photo-voltaic tiles on the south facing roof slopes. Windows and door materials are yet to be determined but will be either of pvcu or coloured aluminium, the whole harmonising with surrounding properties.

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Access

The existing vehicular and pedestrian access to the site direct from Greenside will be retained, although as part of this development, the head of Greenside (currently rough ground and un-surfaced), will be modified and upgraded to incorporate an adopted turning head.

Off-street parking will be available to the individual dwellings and driveways will be surfaced and sealed and will have no excessive gradients.

Access into the dwellings will be compliant with the DDA regulations.