Barnsley Metropolitan
Borough Council

11 AUG 2008

Corporate Mail Room

OUTLINE TOWN &COUNTRY PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

on

LAND ADJACENT 4 THE WALK BIRDWELL BARNSLEY

For

MR T. LADLOW

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This Statement is in support of an Outline Town & Country planning application for residential development on land adjacent 4 The Walk, Birdwell, Barnsley.

All matters, other than access, are reserved.

We are aware of two recent applications for development on land immediately to the west of the site to the rear of 6 The Walk.

Town & Country Planning application (2007-1870) for an agricultural building on land immediately to the west of the site (to the rear of 6 The Walk) was granted on 8th January 2008. However an application for the same site for a dwelling (2008/0797) was refused. The LPA considered the proposal undesirable back land development that would be incompatible with and out of character with the established pattern of development. Furthermore the design and type of dwelling proposed was considered to be unacceptable on a visually prominent edge of the green belt.

We note that the Officer's report in relation to the proposed dwelling referred to above, states that there was no planning history on the site and makes no reference to the earlier approval for an agricultural building.

We would consider this to be a relevant issue when considering a proposal for an alternative form of development on the land and raises the question whether the appearance of a sheeted agricultural/industrial style building (that would be higher than the proposed bungalow) is preferable to the dwelling proposed.

We consider the earlier approval for development on the adjacent land has a bearing on any development proposed on the application site should be taken into consideration when alternative forms of development are proposed.

We also note that there were no objections raised on highway grounds with regard to access to the site on either the application for a dwelling or for an agricultural building.

2 THE SITE

The site is situated at the southern end of Birdwell, a village in the Metropolitan borough of Barnsley in South Yorkshire, England.

Birdwell is located approximately 4.5 miles south of Barnsley (measured from Barnsley town centre to the Northern edge of Birdwell)

The A61 (Sheffield Road) passes North-South through the length of Birdwell and at the Southern end is Birdwell Roundabout which is the Junction between the M1 motorway at Junction 36 and the A61.

Towards the southern end of Birdwell and to the south of the site, stands a large obelisk which was constructed in 1775.

The site lies to the west of 'The Walk', with open land to the west with the M1 motorway beyond.

The main residential areas of Birdwell are to the north of the site.

Immediately to the north of the site is a row of traditionally constructed, stone fronted terrace houses.

To the south of the site are commercial/industrial uses with a small collection of outbuildings on adjacent land to the north with access through the site from 'The Walk.

The area is predominantly residential in nature with general shops and post office a short distance away in Birdwell.

Public transport is available a short distance from the site along the A61with frequent services into Barnsley and Sheffield.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to
Policy H8
Policy H8D
Policy H8A
SPG3 – Infill Development
GS9

The site is within a Housing Policy Area on the Barnsley M.B.C. U.D.P. in accordance with Policy H8

Policy H8
AREAS DEFINED ON THE PROPOSALS MAP AS HOUSING POLICY AREAS WILL REMAIN PREDOMINANTLY IN RESIDENTIAL USE. OTHER USES WILL ONLY BE PERMITTED WHERE THEY ARE COMPATIBLE WITH A RESIDENTIAL AREA AND OTHER POLICIES OF THE PLAN.

Policy H8A
THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

Although the application is in outline only it is considered that it is feasible to design a dwelling on the site that would meet this criteria.

Policy H8D
PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD

NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

In the context of the existing, adjacent terraced properties and the industrial/commercial use to the east of the site it is considered feasible that a dwelling on the site would not result in harm to the local environment or amenity of existing residents. It should also be noted that approval for an agricultural building (of industrial style construction) has been approved on land to the west of the site.

Policy GS9
DEVELOPMENT WITHIN THE GREEN BELT, OR CONSPICUOUS FROM IT, SHOULD NOT BY REASON OF ITS SITING, MATERIALS OR DESIGN RESULT IN SIGNIFICANT HARM TO THE VISUAL AMENITY OF THE GREEN BELT.

Although this is an outline application and approval for the siting or design of a dwelling is not sought it is appropriate to stated that a future dwelling on the site may be visible from the green belt. However in the context of the rear elevations of the existing terraced properties and adjacent industrial unit a dwelling of traditional construction would not harm the visual amenity of the green belt.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Due to the modest scale of the development there will be no significant impact upon local services.

5 ACCESS

The access to main areas of the site is via a private access adjacent 4 The Walk

There have been no highway objections raised in respect to the use of this access to serve an agricultural building or dwelling on land at the rear of 6 The Walk

6 ASSESMENT

The proposal is within an existing settlement and therefore complies with Local and National policies relating to residential development.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

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.