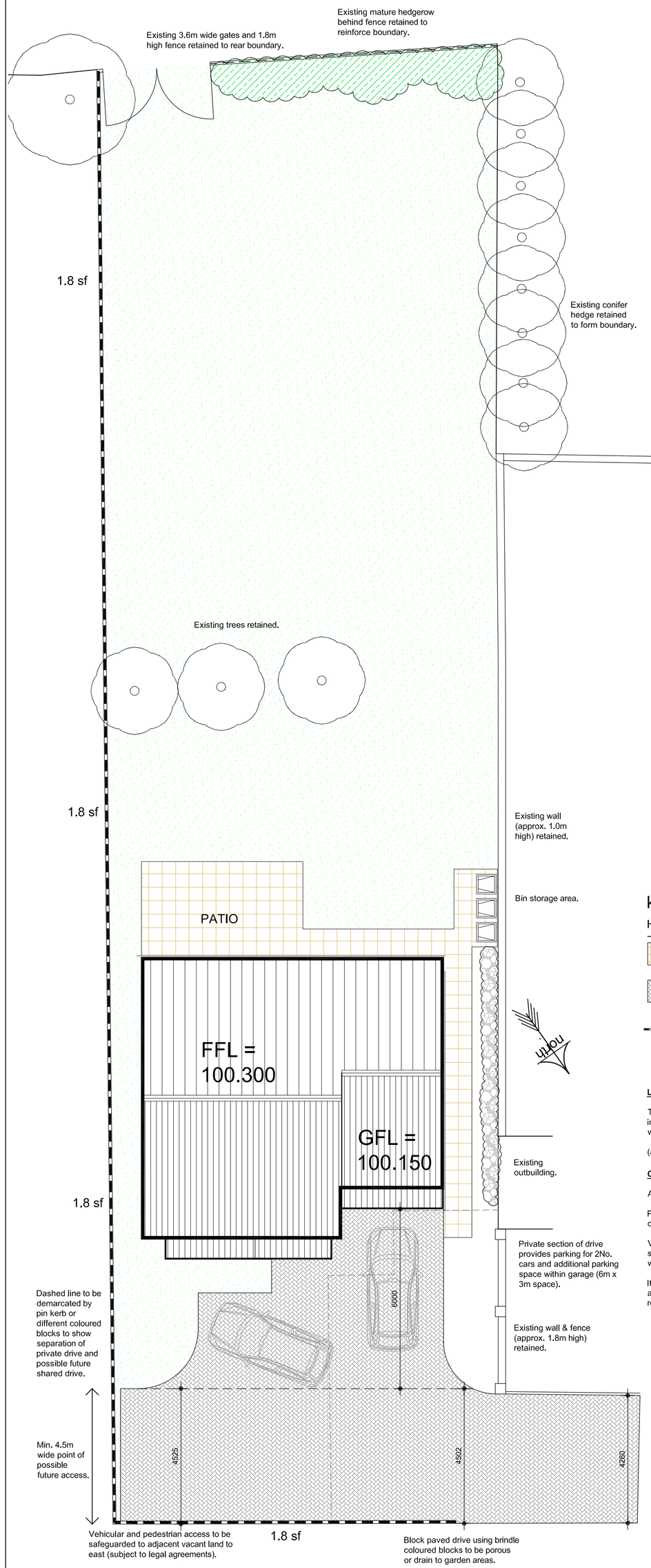


site plan Scale: 1/100

block plan Scale: 1/500

Planning Notes:-

The house has been redesigned and resited to provide separation distances from the existing properties on Farrand Street and Wentworth Street in excess of the distances specified within Barnsley's adopted SPD "Design of Housing Development".

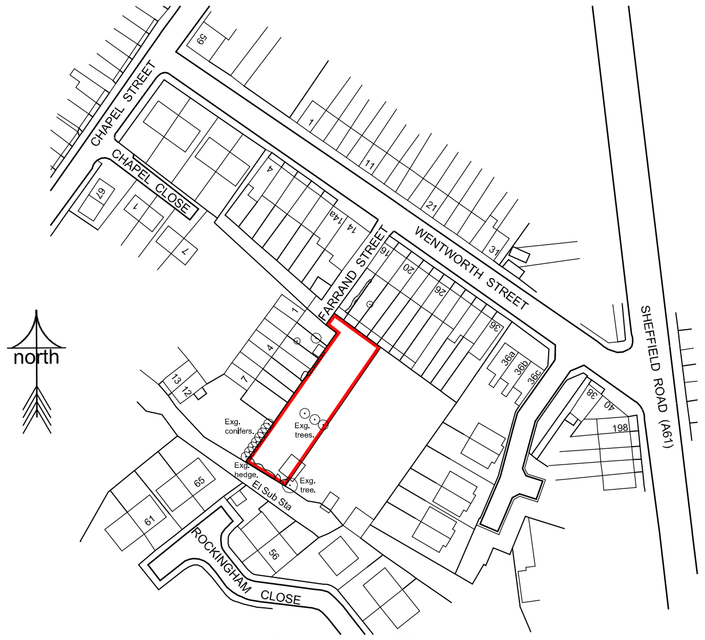
Furthermore the proposed dwelling has been considered against the "25 degree rule", at the insistence of the Planning Officer, to ensure it does not restrict daylight to the properties on Farrand Street. Though the proposed dwelling has a gabled end facing onto Farrand street, (with a continuously reducing roof height either side of the ridge line) it has still been redesigned to ensure that it is wholly outside the "unrestricted zone of daylight" (please refer to Section B - B).

It must be noted that the SPD "Design of Housing Development" does NOT require residential properties to be considered against the "25 degree rule" and is only referred to within Barnsley's adopted SPD "Residential Amenity and the Siting of Buildings" which specifically states it is for the consideration of non-residential buildings against existing residential dwellings.

Therefore it must be concluded that we have gone beyond Barnsley's planning guides and worked to BRE's guidance in this particular instance.

With regards to maintaining access to the additional land to the east of the application site, we have moved the proposed house further away form the boundary to Wentworth Street to ensure that a 4.5m wide shared drive can be accommodated within the site (with only a 4.2m narrowing at the entrance off Farrand Street). This will therefore be capable of accommodating a further 4No. properties (though it is likely only 2no. high quality houses would be added) which would realistically be the maximum that the additional land could support. Furthermore, there is still the possibility of accessing the additional land at its southern boundary via Victoria Crescent.

Through the building of this property (which is a self-build project by the applicant so that the family can return back to their home village) it should organically lead to the further development of the additional land over a period of time. Also with the proposed dwelling being a one-off individual design, it is of a higher calibre than a stock house purely designed to give the smallest footprint for the maximum financial return. This in turn will encourage the next developer to build a house of high quality, thereby ultimately greatly enhancing the the area whist maintaining the urban grain (which is predominantly terraced houses interspersed with detached dwellings as reflected in the recently approved development to the north and rear of Wentworth Street - Ref: 2018/0307).



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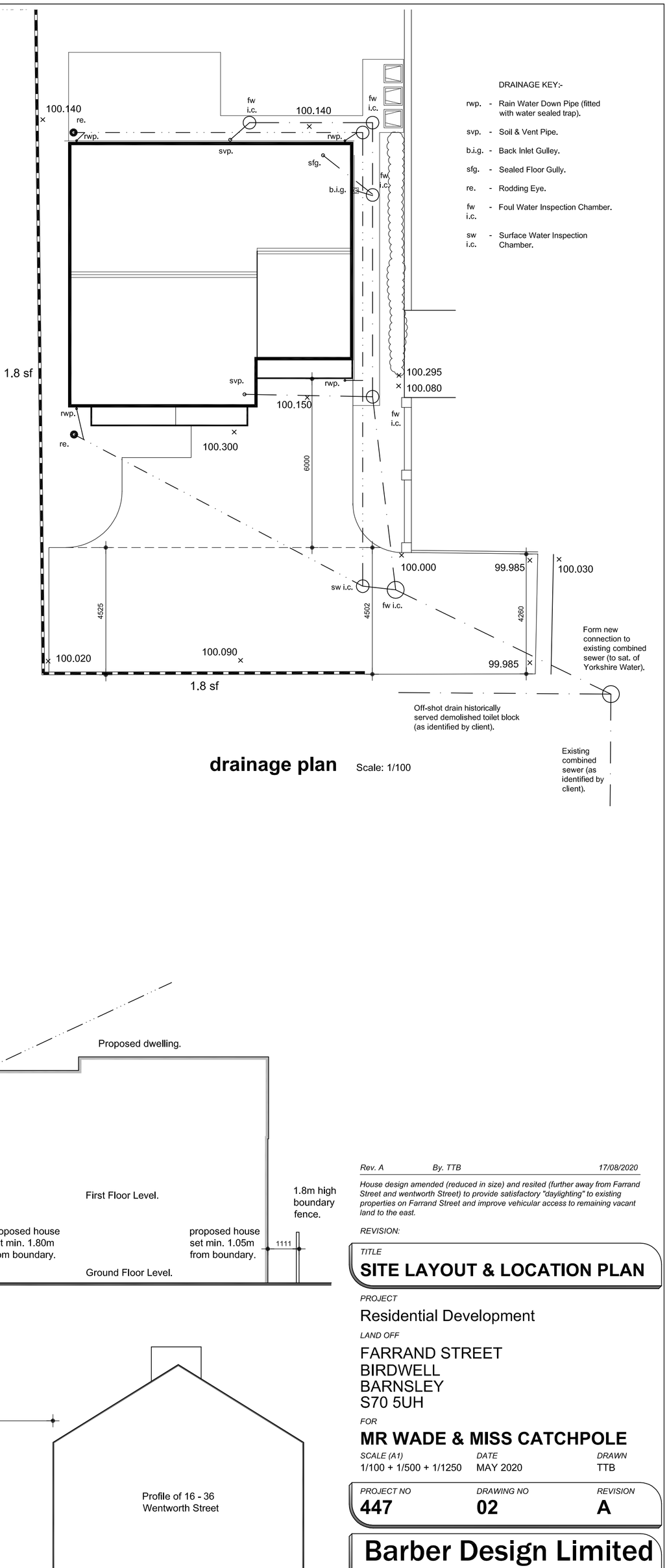
location plan Scale: 1/1250

1.8m high screen fence detail Scale: NTS



drainage plan Scale: 1/100

key:-

Hard Landscaping:-	Soft Landscaping:-
Buff coloured paving slabs.	Existing tree (retained).
Block paving (colour - brindle).	Grass.
1.8 sf 1.8m high timber screen fence (hit & miss to both sides). Refer to photo.	New Laurel hedge.

Landscaping Note:-

The landscaped areas shall be cultivated and maintained for 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced in accordance with the approved details unless otherwise authorised in writing by Barnsley MBC (Planning).

(any new trees to be "Standard" - 10/12cm girth).

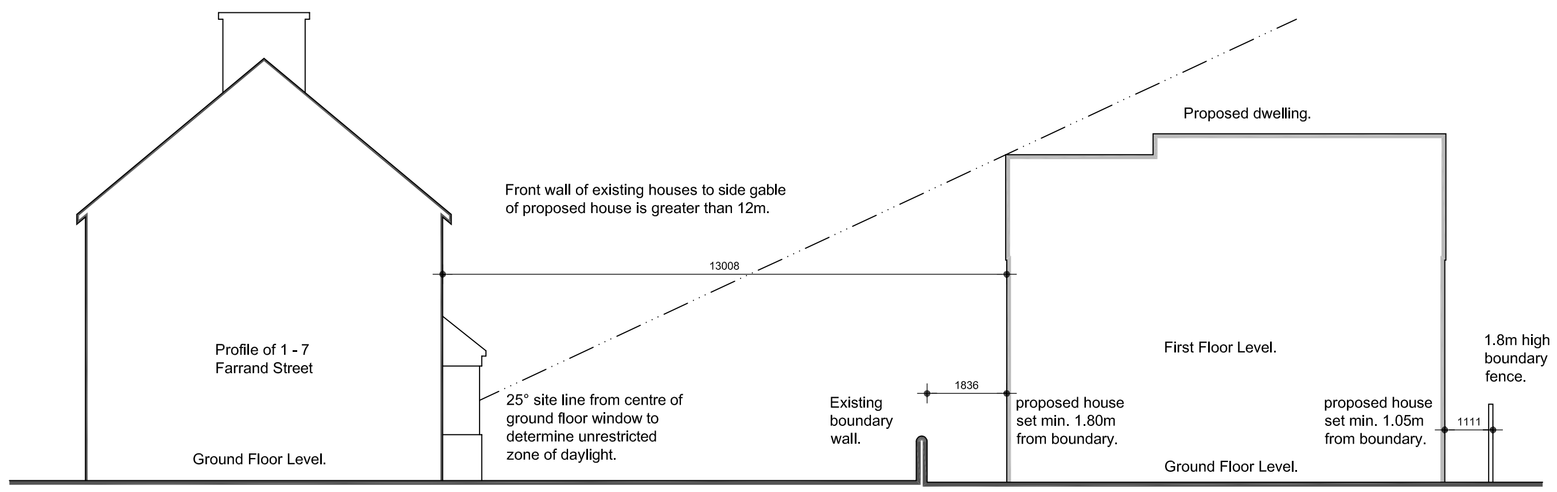
Construction Stage:-

All site traffic shall enter and exit the site via Farrand Street.

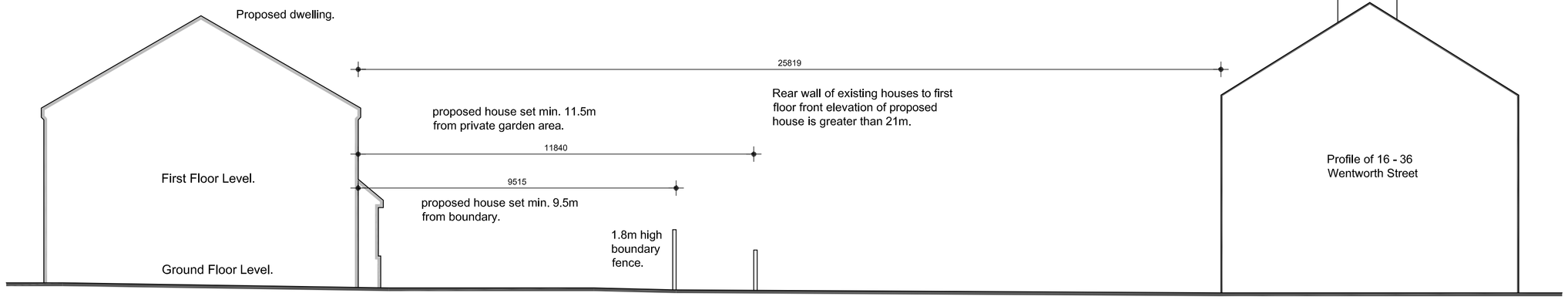
Proposed drive to be stoned up and used for on site turning area, vehicle cleaning area and site car park.

Vehicle cleaning equipment, to prevent mud being carried onto the highway, to be present on site at all times and to include (but not limited to) hose pipe & stiff brush (for removal of dirt from wheels and body of vehicles).

It is advised that no articulated lorries are used for site deliveries unless absolutely necessary and all manufacturers and suppliers to carry out their own safety checks and site inspections as required.



site section B - B Scale: 1/100



site section A - A Scale: 1/100

Rev. A *By. TTB* *17/08/2020*

House design amended (reduced in size) and resited (further away from Farrand Street and wentworth Street) to provide satisfactory "daylighting" to existing properties on Farrand Street and improve vehicular access to remaining vacant land to the east.

REVISION:

TITLE

SITE LAYOUT & LOCATION PLAN

PROJECT

Residential Development

LAND OFF

FARRAND STREET
BIRDWELL
BARNSLEY
S70 5UH

FOR

MR WADE & MISS CATCHPOLE

SCALE (A1)	*DATE*	*DRAWN*
1/100 + 1/500 + 1/1250	MAY 2020	TTB

PROJECT NO	*DRAWING NO*	*REVISION*
447	**02**	**A**

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