DESIGN & ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR DETACHED DWELLING

@ LAND TO REAR OF 'SUNNINGDALE', HAWTHORNE STREET, SHAFTON

ASSESSMENT OF CONTEXT

PHYSICAL CONTEXT

SITE

The site currently forms part of an extensive rear garden to a detached bungalow, which is located on the Western side of Hawthorne Street, an unclassified estate road.

Existing boundary treatments, which are to be maintained, consist of a 2.0m high fence lined a well-established hedgerow of privet, laurel & hawthorne to the Northern [side] & Western [rear] boundaries. At present the Southern [side] boundary is open, here, along with the Eastern [front] boundary separating the new dwelling from Sunningdale', a 2.0m close boarded fence will be erected.

Access to the site is via an existing combined vehicular/pedestrian access, which rises gently from the road and levels out in the area of the existing dwelling. This is to be upgraded & improved by widening & provision of 2m x 2m inter-visibility splays.

The driveway will be extended to the new dwelling & split to serve the existing dwelling. Each site will have a minimum 2No car spaces & a vehicular turning area.

The proposed site is essentially level throughout, land around the dwelling will be level & a level path will be provided to give access to and around the dwelling.

As well as the boundary hedgerow the site has well established lawns, shrubs, flowers & other plants, as many as practical are to be retained.

The site is unallocated on the Barnsley MBC LDF/UDP, is not within a Conservation Area on Green Belt land or within the grounds of a listed building.

SURROUNDINGS

The area surrounding the site is residential in nature & is unallocated on the Barnsley LDF/UDP.

There is a varied mix of house types & construction materials within the area & no over riding characteristic.

The site lies on Hawthorne Street an estate road off High Street the main access road through Shafton, leading to the village centre and linking it to adjacent villages & major highways connecting to nearby towns. It is within convenient distance of the main commercial area of Shafton & other local amenities & has bus stops close by.

There are no Conservation Areas, Green Belt land or Listed buildings close to the site.

SOCIAL CONTEXT

The scheme involves the loss of part of a large rear garden, however the existing dwelling will retain a substantial rear garden of a size in line with planning guidelines.

The development has been designed to overcome any potential overlooking or overshadowing to existing residences. In particular the proposed dwelling has no habitable room windows to either the North [side] or South [side] elevations.

It is also sited an acceptable distance from the surrounding properties - mainly 'Sunningdale' 22.5m from existing rear windows to new front windows.

Given the small scale of this development it is considered that there will be limited impact on local services, facilities & amenities.

ECONOMIC CONTEXT

The development will generate jobs & support local businesses during construction, however no long-term employment is to be created & long term commercial benefit is likely to be very limited.

The development will overall have little effect on making the area attractive to investors. Although one benefit may be that investors may be encouraged to purchase similar properties/land in the hope of developing it in the same way, thus stimulating the housing market & consequently regenerating the area.

PLANNING POLICIES

CSP14 The development adds to the mix of house types within the area, is on an infill site which constitutes the use of previously developed land within an existing settlement & increases the housing density within the area.

H7 The development will not prevent access to adjoining land for future development.

H8 The development is residential in a residential area & is therefore compatible with the area.

H8A The development by virtue of its scale, layout, height & design has no detrimental impact on the residential amenity & living standards of existing residents & provides an acceptable level of residential amenity & living standard for the new occupiers. Space about dwellings is in line with planning guidelines & there are no overshadowing or overlooking issues. Landscaping will create good levels of visual amenity for occupants & neighbours. Mutual levels of privacy are maintained & access arrangements will be satisfactory for all users.

H8D The development is for a single dwelling on backland & will not result in harm to the local environment or the amenities of existing residents. It will not create traffic problems or prejudice the possible future development of adjoining land.

GS7/GS8 The site is not within or close to Green Belt land.

BE6 The extension has good design standards.
(A) the development is small scale, a single storey dwelling adjacent to a single storey dwelling.
(B) land around the development will not be affected.
(C) the design is in character with surroundings & construction materials are to match the adjacent buildings.
(D) the development is suitable as it is residential adjoining other residential uses.

BE6A Adequate security will be provided by the installation of low-level security lighting & natural surveillance from neighbouring properties.

BE1A The application site does not lie within a Conservation Area.

BE2A There are no Listed buildings or buildings of local interest near the site.

T2 The development will have little or no impact on the surrounding highway network. The site provides good pedestrian access to the public transport network.

T17/T22 Parking within the site is in line with Councils standards. The site will be easily accessed by all members of the community. Safe access to adjoining roads is provided.

T14 The site has good access to public transport facilities.

T27 The site is within walking distance of local facilities & amenities.

CSP3 Surface water will be disposed of by soak aways & is therefore sustainable.

CSP4 The application site lies outside the extent of the extreme flood plain level as defined by the Flood Map issued by the Environment Agency & has a 1 in 1000 chance of flooding each year, it is within Flood Zone 1 & therefore has no specific requirements relating to flood risk.

INVOLVEMENT OF COMMUNITY MEMBERS

Neighbours have been consulted in accordance with the Council's L.D.F. Site notices were posted to inform nearby residents & the wider community of the proposed development. The application will also be subject to statutory Local Planning Authority consultation.

It is our opinion that considering the small scale of the development the steps taken are in line with the Council's Statement of Community Involvement.

No adverse comments or objections were raised by anyone either verbally or in writing.

EVALUATION

Although no adverse comments or objections were received, the scheme has been designed to protect the residential amenities of all who may be affected by adhering to the Planning Departments design policies.

It is considered there are no social or economic restraints that apply to the development.

There are no policy constraints as the site is unallocated on the Barnsley LDF/UDP & is in a residential area.

DESIGN OF THE SCEME

USE

The site is situated within an existing settlement, in a residential area, close to public transport links & all local amenities. The site has no overlooking or overshadowing issues with neighbouring properties.

The site is unallocated on the Barnsley LDF/UDP & constitutes previously developed land. The desired use for the site is therefore residential.

AMOUNT

The site [apx 400m', 0.040 hect] is considered to be large enough to accommodate only one dwelling (density apx 25 dwellings per hectare), which is under the desired housing density policies (40 dwellings per hectare). However, it is considered the site could not support more than one dwelling due to other design & policy considerations. Therefore the amount of development is considered appropriate for the site & the area, and would have no detrimental impact on the locality.

Being infill development the proposed dwelling does have the effect of increasing the overall housing density of the area. Currently one dwelling on this site [apx 1070m', 0.107 hect] gives a density of apx 9 dwelling per hectare. The addition of another dwelling doubles this to 18 dwellings per hectare.

LAYOUT

The distribution of the development is influenced by adherence to the Councils design guides/policy & protecting the amenity of adjoining neighbours.

The location of the proposed building has been determined by several factors - the location of surrounding properties, the shape & size of the plot & the position of the driveway serving the site. The area to be developed can be done without significant loss of amenity to neighbouring residents.

The dwelling has been sited some distance from long standing surrounding properties to limit the impact & potential for overlooking or overshadowing.

Car parking will be unaffected by the development, as the proposed & existing dwellings are to be served by off-street parking to highway standards.

A low level security lighting system is to be provided to the proposed dwelling. British Standard locking mechanisms are to be provided to doors & windows. These measures along with the existing residents occupancy will provide adequate crime prevention measures.

SCALE

The proposed dwelling is single storey of a similar size & height to adjacent properties, in particular the existing bungalow on site to the East & it is considered that the scale of development is acceptable.

The entrances/facades are in line & in keeping with surroundings & therefore their scale is not an issue.

LANSCAPING

The vehicular areas are to be hardened, sealed & drained (block paving being the preferred surface to the driveway extensions & parking/pedestrian areas). The gardens will consist of retained lawn areas, shrubs, bushes & other plants.

All landscaping, vehicular & amenity areas, including the private drive, are to be maintained by future occupiers.

APPEARANCE

The dwelling has been designed to be in keeping with its surroundings. The walls are to be brickwork, the roof is to be pitched with concrete tiles. Other finishing details are also to match surroundings.

ACCESS

Accessibility is adequate for all users as the plot is essentially level, being accessed via a slight incline from the highway, which can be easily negotiated by wheelchair users. All vehicular areas are to be sealed with a hardened & drained surface.

The proposed dwelling is to be accessed via a wheelchair friendly ramp (1 in 12 maximum gradient) leading to the front external door, which will have a low threshold sill (maximum lip 25mm). A disabled standard car space can be provided adjacent to the access ramp. A level path will provide safe access around the dwelling. A level path will provide safe access around the building & external circulation areas.

Furthermore the dwelling is to be designed with particular regard to disabled use - wide corridors, low level switches & sockets, disabled friendly fixtures & fittings including wash basin, w.c & shower.

Convenient access to all local amenities & facilities along with nearby public transport links ensure sustainable development.

The small level of development has no effect on accessibility within the site or the wider area.

OTHER MATTERS

The small scale of this development will have no significant visual, social, amenity or economic impact on the area.

It is compatible with the settlements size, character, location, setting & amenities; it will not exceed the capacity of the existing infrastructure, community facilities & services; it is therefore considered will have little or no effect on the overall locality.

However, being an infill site within an existing residential area located within an existing settlement it would seem the appropriate use of the site & it would increase the overall housing density figure for the area.