DESIGN AND ACCESS STATEMENT IN RESPECT OF AN OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT ON FORMER GARAGE SITE, FOUNTAIN CLOSE, DARTON, BARNSLEY

DESIGN

USE

The site consists of an existing former residential garage site adjacent Fountain Close, Darton. The site has recently been sold at auction and was originally owned by Barnsley M.B.C. Pre-submission discussions have taken place with the planning department to establish the suitability of residential development. The site is adjacent Green Belt and with the exception of hard paved areas and former garage bases, the remainder of the site is grass land with a number of trees around the curtilage. The site is generally level where potential development could take place. Direct access is available onto the adjacent highway.

AMOUNT

The application proposes a new one and a half storey chalet type single dwelling house capable of providing three bed roomed accommodation.

LAYOUT

The application site is bounded by existing residential development on its southern and eastern boundaries, public highway is adjacent the site on its south-western corner and the north-east and north-west boundaries adjoin Green Belt and a small portion of the Green Belt on the north-west boundary. A number of trees exist on the northern edges of the site and a large sycamore tree is adjacent the entrance to the site but outside the site curtilage.

SCALE

The scale of the proposed building will be one and a half storey and located a comfortable distance away from the adjacent bungalows on Fountain Close, although proportionally in scale with these existing dwellings.

LANDSCAPING

The main feature of the site is the established tree screening towards the north and it is intended to retain the majority of existing shrubs and trees with the exception of the possible removal of one tree within the vicinity of the proposed building footprint. Other than hard landscaping to the parking/turning area and footpaths, the remaining soft areas will be further enhanced with domestic scale garden planting.

APPEARANCE

As this is an outline application only, decision regarding external materials and general appearance of the dwellings are left as Reserved Matters.

ACCESS

Access to the site will be directly of the adjacent highway and parking for a minimum of two vehicles will be available with a turning facility within the curtilage and no excessive gradients will be created between the parking area and the finished ground floor level of the building.