



Design and Access Statement

Project: Outline Planning Application for Residential Development (Outline & Layout)

Site: Land Adjacent to 159 Weetshaw Lane, Cudworth, Barnsley

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1. Introduction

This Design and Access Statement supports an outline planning application to Barnsley Metropolitan Borough Council for the erection of two detached dwellings on land adjacent to 159 Weetshaw Lane, Cudworth.

Approval is sought for outline consent including layout, with all other matters (appearance, landscaping, and scale) reserved for future consideration.

2. Site and Surroundings

The site is located on the northern side of Weetshaw Lane in Cudworth, within a predominantly residential context. The surrounding area comprises a mix of detached and semi-detached houses, with agricultural land to the north and east.

The plot has direct access to Weetshaw Lane and is well connected to local amenities, including shops, schools, and public transport routes, making it a sustainable location for new housing.

3. Proposal

The proposal seeks to establish the principle and layout of two detached two-storey dwellings, each with private gardens and off-street parking.

The submitted layout shows:

- Two dwellings positioned to align with the established building line of neighbouring properties.
- Separate driveway accessed from Weetshaw Lane, each with adequate parking provision.
- Generous rear garden spaces to serve each property.

4. Layout

The proposed layout ensures:

- Adequate separation distances between the two dwellings and neighbouring properties, protecting privacy and amenity.
- An arrangement that reflects the pattern of development along Weetshaw Lane.
- Sufficient space for soft landscaping to enhance the street frontage and contribute to biodiversity.

5. Use

The proposed use is residential (C3), consistent with surrounding land uses and the Barnsley Local Plan's housing objectives.

6. Amount

The development comprises two detached dwellings only. The density is in keeping with the surrounding residential character and makes efficient use of the site without overdevelopment.

7. Access

Vehicular and pedestrian access will be taken directly from Weetshaw Lane. The proposed layout accommodates turning space to enable vehicles to exit in forward gear. The dwellings will be designed to meet Building Regulations Part M to ensure inclusive access for all users.

8. Design Principles

Although appearance is a reserved matter, the dwellings are expected to be of a scale and form compatible with neighbouring properties, using sympathetic materials to integrate with the existing streetscene. The outline layout allows for planting and garden space to enhance visual amenity and environmental value.

9. Planning Policy Context

The proposal accords with the National Planning Policy Framework (NPPF) and Barnsley Local Plan policies supporting sustainable housing growth, making effective use of land within an existing settlement boundary.

10. Conclusion

This outline application with layout demonstrates that the site can accommodate two detached dwellings in a form that respects local character, protects amenity, and provides safe and convenient access. The proposal represents sustainable development, and planning permission should be granted in outline.