

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF 1 No. DETACHED DWELLING ON A
SITE LOCATED ADJACENT CLIFFE AVENUE, CRANE MOOR,
BARNSELEY.**

GENERAL STATEMENT

This application follows earlier discussions with the planning authority. The object of those discussions was to try to determine what issues in planning terms needed to be addressed in advance of any formal application, thereby giving the scheme the potential to attract planning officer support. An earlier application was refused planning permission in 2008 and a subsequent appeal was dismissed.

This new proposal differs in many respects from the earlier application.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is a residential settlement within the village of Crane Moor. Cliffe Avenue, adjacent to the site consists of a mix of bungalows and two storey dwellings both detached and semi detached.

Green belt land is located to the south and east of Cliffe Avenue with the majority of the village extending in a westerly direction from the subject site.

Site

The site itself is generally to the south of Cliffe Avenue and consists of land that has been used for domestic garaging in the past. This is evident from the concrete bases indicated on the topographic site plan. There were five such garage plots that would have been accessed from the existing track that passes through the site and which serves an existing sewage works to the east.

The application site edged red on the location plan sits between, but includes the track and extends northwards towards Cliffe Avenue. The site slopes upwards from the track towards Cliffe Avenue so any proposed dwelling will be built 'into' the hillside. There is also a portion of land to the south of the track and extending down to the beck which is green belt. The green belt boundary it should be noted is the southern edge of the track.

There are a number of utility services present on the site and their presence has been addressed within the design proposals. There are no trees that would need to be removed to facilitate the building of the proposed dwelling and it would be the intention to retain all existing trees particularly those on the boundary of the site. There are no listed buildings on or adjacent to the site, or buildings requiring demolition.

Social

Due to this relatively small scale development, it is considered that there will be no significant social effects as a result of the proposal.

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Economic

During the construction of the proposed development there will be an opportunity for job creation for construction workers but these will be of a temporary nature. There is obviously the potential for certain businesses to be supported by this project in the short term, e.g. builders merchants and suppliers.

Planning Policies

We consider the proposal would accord with local planning policies. The result will be the addition of one modest dwelling within a well established residential settlement.
As mentioned earlier pre-submission discussions did take place with the lpa confirming that the land sits within a residential zone.

DESIGN

Use

The actual site for the proposed dwelling currently takes the form of overgrown grassland sloping down from the end of the cul-de-sac. The site is untidy in appearance and is not currently maintained. A bungalow is located nearest to the site with a detached two storey dwelling at some distance away on the other side.

It is appropriate at this time to discuss other issues relevant to the site and which in the past have been a concern to neighbouring properties.

As mentioned previously, there are a number of utility services on or passing through the site. These take the form of a public sewer and overhead power lines.

It is proposed that these services will be either diverted or re-located subject to relevant utility approval.

The applicant is currently in discussion with the electricity company with a view to re-locating the overhead power lines although the scheme is designed on the basis that they cannot be re-located and therefore the required 'stand off' distances have been catered for. It is proposed to divert the public sewer and clearly this possibility will ultimately be determined during formal consultation with Yorkshire Water as part of the planning process.

A water service passes through the site serving an adjacent farm but as can be seen from the site plan this service is well clear of the proposed dwelling and will therefore be unaffected. Other manhole covers associated with drainage are evident on the site plan but these are clear of the proposed dwelling.

It should be noted that if the agreement to divert the drain is obtained from Yorkshire Water a comprehensive survey will have determined all relevant works necessary. All this work would no doubt be a condition of any planning approval that may be forthcoming.

Any redundant concrete garage bases would be removed as part of the development.

Amount

The proposal is to erect a single residential dwelling with an associated parking space. The accommodation will create 3 bedrooms with an appropriate level of reception rooms. The dwelling will be modest in size with an overall internal floor area of approximately 123 sq m. The earlier refused scheme was a much larger proposal and consisted of two detached dwellings each with a far greater floor area than that which is now proposed.

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Layout

One of the main aims of the site layout is to address the desire of the planning authority to ensure that any development results in a 'rounding off' of the built fabric on the end of the cul-de-sac. A problem identified with the earlier scheme was that the dwellings turned their backs on the cul-de-sac and were remote from the existing settlement.

The proposed dwelling therefore presents its front elevation to Cliffe Avenue and is physically located as near as it can be to the road edge. This gives the opportunity to have a dwelling that 'closes' the end of the cul-de-sac when viewed from further along Cliffe Avenue. The result of this is represented by the modified photograph showing the approximate position of the proposed dwelling within the street scene.

The dwelling will be detached and built into the hillside, taking advantage of the views to the south whilst presenting the front of the dwelling (complete with the entrance door,) on the north and street facing elevation. Garden areas are predominantly located on the southern and eastern sides of the dwelling and it is proposed to have a pedestrian access from the edge of the carriageway to the front entrance door.

Discussions are on-going with the relevant department within the authority with a view to the possible purchase of part of the highway verge that lies between the northern boundary of the application site and the adopted highway.

There are no overlooking or overshadowing issues in respect of the relationship of the proposed building with neighbouring properties.

Scale

The dwelling will be two storeys in height when viewed from the south but as the dwelling is shown built into the hillside, the elevation when viewed from the north, (Cliffe Avenue) will be single storey and this will relate in scale to its immediate neighbouring property which is a single storey dwelling, one of a series of semi-detached bungalows extending along Cliffe Avenue. We consider the proposed dwelling will help complete the street scene by 'rounding off' the existing group of dwellings.

In our opinion therefore the proposal is of an appropriate scale.

Landscaping

The existing trees on the site will remain and be reinforced by additional sensitively designed landscaping. Additional tree planting will help define the building plot whilst creating a logical landscaped transition to the *more natural vegetation of the adjacent green belt.*

The proposed landscaping scheme will be designed to soften the appearance of the dwelling when viewed from the south.

Appearance

The external built form will be of good quality locally sourced natural stone or a quality re-constituted stone effect walling material. The roof will be either natural slate or a good quality re-constituted stone or slate effect product, all to planning authority approval.

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Access

As the negotiations / enquiry to purchase part of the highway verge to the north of the site are on-going, the site layout plan currently shows a pedestrian access from the end of Cliffe Avenue to the front of the dwelling with a vehicular access shown off the track to the rear of the site.

A parking space is shown as near as is practically possible to the junction of the track with Dance Lane and a ramped footway which is fully DDA compliant is shown extending from the parking space up to the front entrance.

This footway link will be carefully integrated into the landscape to avoid any emphasis of it's existence.

It should be remembered that this site originally contained a series of domestic garages and these would certainly have created a greater number of vehicular movements than this proposal will generate.

It is of course possible that a parking facility could be introduced directly off Cliffe Avenue if on-going discussions / negotiations prove to be successful.