

DESIGN & ACCESS STATEMENT

PROPOSAL TO DEVELOP 0.069ha. OF LAND OFF STATION ROAD, BOLTON UPON DEARNE FOR A 3 BEDROOM DORMER TYPE RESIDENCE

RE-APPLICATION WITH AMENDED SCHEME FOLLOWING REFUSAL OF PERMISSION

APP. NO. 2010/1441 dated 6 Jan. 2011

USE FOR DWELLINGS

Situated in the settlement of Bolton Upon Dearne the site of the proposal is within a geographical area that could benefit from selective development that could give a greater sense of purpose to the balance of community preference. A planning application to develop the land with a pair of semi-detached houses was made in 2009 your ref.2009/1036/INVALID which was referred to the applicant as being invalid in your letter of 10th August 2009 due to lack of appropriate detail.

AMOUNT OF DEVELOPMENT

Located on a site centrally situated within the village the proposal revises that proposition ref App No. 2010/1441 dated 06 Jan. 2011 for a 4 bedroom dormer bungalow with an attached single garage which was refused planning consent The proposal now submitted by omission of the garage with bedroom over allows for a detached 3 bedroom dormer bungalow with a more amenable siting away from trees and the provision of more generous openness in its association with adjoining properties. The proposal has a ground floor external wall footprint of 75.58sm. within a site of 690sm inclusive of access drive representing a site area take by building of 11% approx.

LAYOUT

Entrance to the site is from an existing vehicular access which serves No.76 Station Road. The drive is of generous proportions. In that area of the incoming drive adjacent to No. 74 fronting onto Station Road the drive has planted margins which margin continues along the western boundary until reaching the existing property The frontage of the proposal has a building line set 8/9m from the western boundary whilst the north elevation is set at a generous distance of 24m from

the existing property no. 76. The siting of the proposal is set at a slight stagger to bisect the angles that adjoining properties on Station Road are set at and to open up the view of No. 76 as one enters the development

SCALE

The external walls footprint of the development proposal is not inconsistent in area with most of the detached dwelling house/ bungalows making up the general neighbourhood character in the near vicinity of the development. Dimensions ensure an acceptable space standard for the detached housing development type proposed. The general tenor of the proposal takes account of the continuity and the integration of the dwelling to those characteristics of adjacent and nearby buildings

APPEARANCE

The proposal is ostensibly of a simple form with a quite low roof line finished natural slate consistent in colour with many nearby properties. The design utilizes dormer type windows on the west elevation to rooms in the roof where dormers are planned as an extension of the front wall line

The red multi-colour brick proposed is in harmony with adjacent properties

LANDSCAPING

Hard pavings for parking would be brick paviors of permeable construction with other areas being traditional grassed garden with some shrubbery. Generally all existing trees and hedgerows in what was an aged orchard area of garden are retained and a laurel hedge is introduced to provide the north boundary definition and to ensure privacy to adjoining gardens. Where existing hedgerows are sparse new make up planting of an appropriate match would be introduced. A number of garden type trees with traditional village values may be introduced to give landscape value

CONCLUSION

The proposal for which permission is being sought is of a self-build type for occupation by the applicant. It has been made clear by the government that numbers of self build residential properties in England lag seriously behind other European countries and planning impetus to improve this discipline of residential development would benefit the country. The applicant has carried out a canvas for the views of the immediate neighbourhood which shows considerable majority community support for the development proposal with little consensus of immediate residents to the view that their amenities could be harmed. It is clear a consent in this instance would not be isolated and would have majority community preference which could also be of considerable financial benefit to the Barnsley MB authority to which the Planning Department has a duty when the New Homes Bonus Scheme kicks in at April 2011

ACCESS

Level access would be provided at the main entrance door adjacent to a convenient drop off point The ground floor is provided with 800mm wide doors together with a toilet area suitable for disabled persons whilst the staircase provided is suitable for the ambulant disabled

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