

PROPOSED DEVELOPMENT OF 1 No. DETACHED DWELLING ON A SITE LOCATED OFF DANCE LANE, CRANE MOOR, BARNSELEY.

GENERAL STATEMENT

This is a reserved matters application application for a residential development of 1 detached dwelling.

Outline approval ref 2021/1505

Physical Surroundings

The area sits to the south of a group of houses at the end of Cliffe Avenue which is located on the southeastern edge of the village of Crane Moor. Cliffe Avenue consists of a mix of two storey and single storey dwellings both detached and semi detached.

An area of wooded land sits to the south of the site, on the opposite side of an existing access road and this woodland extends up to the edge of Dance Lane. Beyond Dance Lane there is open farm land.

To the east of the site is a small sewage treatment plant, beyond which is open farm land.

To the west of the site immediately across Dance Lane are 2 or 3 residential dwellings with farmland beyond. Site

The site itself is located off Dance Lane and to the south of Cliffe Avenue and consists of land that has previously been used for domestic garages.

There are a number of utility services on the site and their presence has been addressed within the design proposals.

The existing underground power cable that is located on the site has also been identified. The diverted sewer and this underground cable have been taken into account when determining the footprint position of the proposed dwelling.

The only trees on the application site are few in number and are located on the site boundaries. These trees and the RPA's are far enough away from the intended footprint position of the dwelling to ensure that they would neither be affected by or affect the development. No trees will be removed from the application site as part of this proposal. There are no buildings on the site requiring demolition and there are no listed buildings in the proximity that could be affected by the development.

Impact on the openness of the Green Belt

It is considered that the impact on the openness of the green belt will be negligible. It is clear from the topography of the site and surrounding landscape features that the proposed dwelling will remain unseen from most vantage points beyond the site boundaries. It will be virtually hidden from view from any point on Dance Lane due to the heavy wooded screening to the south of the site, but it is accepted that during winter months when the tree foliage is reduced, glimpses of the dwelling may be possible through the trees but these will be negligible.

At the entrance to the site from Dance Lane, again the proposed dwelling will be obscured by the gable of the dwelling on plot 'A' and by the natural bend in the site when viewed from Dance Lane.

Any long distance views towards the site from Gudgeon Hole Lane on higher ground to the east are so far away and in the main tree screened, that they will have little impact.

As the dwelling is essentially within a hollow to the south of Cliffe Avenue and robustly screened from view with woodland from Dance Lane, the only true vantage point from which to see the dwelling will be from the end of turning area at the end of Cliffe Avenue.

DESIGN

The proposal is to erect a detached two storey dwelling incorporating an integral garage facility. The footprint of the proposed dwelling will sit alongside the dwelling previously approved for plot 'A' and help to reinforce the perception of a 'rounding off' of the settlement on the end of Cliffe Avenue.

When built, the dwelling should sit appropriately and proportionately, giving the perception of 'infill' between the approved dwelling on plot 'A' and the existing two storey dwelling, no 12 Cliffe Avenue. The dwelling will be detached and built into the hillside, taking advantage of the views to the south. Garden areas are predominantly located on the southern, eastern and northern sides.

Scale

The dwelling will reflect the scale and proportion of the previously approved dwelling on plot 'A' but importantly will be considerably lower than the existing dwellings to the north, on Cliffe Avenue.

Landscaping

The existing trees on the site will remain and be reinforced by additional sensitively designed landscaping. The trees on the application site are few in number and are located on the site boundaries. These trees and the RPA's are far enough away from the intended footprint position of the dwelling to ensure that they would neither be affected by or affect the development.

Access

Access is approved.