DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSED DEVELOPMENT OF 1 No. DETACHED DWELLING ON A SITE LOCATED OFF DANCE LANE, CRANE MOOR, BARNSLEY.

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, to the north of 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 the site with the majority of the village extending in a north westerly direction from the subject site.

Site
The site itself is located off Dance Lane and 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 drive from Dance Lane 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 drive and extends northwards towards the land forming the verge at the end of Cliffe Avenue. The site slopes upwards from the drive 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 drive and extending down to the beck. This land is designated green belt. The green belt boundary it should be noted is the southern edge of the drive. The drive itself is owned by the applicant and grants a 'right of way' to the sewage works to the east.

There are a number of utility services on the site and their presence has been addressed within the design proposals. Agreement has been reached with the electricity authority to divert the overhead power lines and lay these in an underground duct, therefore in this respect there will be no restrictions imposed on the position of the proposed dwelling due to overhead power lines. The proposed underground ducting of the overhead power lines across the site can only be viewed as an improvement to the appearance of the area. 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 planning authority, confirming that the site is located within a residential zone.

DESIGN

Use

The actual site for the proposed dwelling currently takes the form of overgrown grassland sloping down from the verge located on the end of Cliffe Avenue. 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 opposite side of the turning head.

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 has agreed with the electricity company to divert to an underground duct, the overhead power lines. As such there will be no restriction on the position of the dwelling in relation to electrical equipment. 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. It has been necessary for the applicant to carry out a survey of the existing sewer and so as well as any proposed diversion of the necessary section, there will be an opportunity to renew the underground system in part ensuring that any defective pipework currently underground is replaced.
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, the 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.

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Amount

The proposal is to erect a single residential dwelling with 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.

Layout

One of the main aims of the site layout is to address the desire of the planning authority to ensure that any development creates a 'rounding off' of the built fabric on the end of Cliffe Avenue. 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 it's 'front' elevation to Cliffe Avenue and is physically located as near as it can be to the road edge, by virtue of it bordering the land forming the verge on the end of the highway. This gives the opportunity to present 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. Access to the 'front door' however will be from the ramped access that rises up from the parking area serving the development. The access path will run along the front of the dwelling to the entrance door.
Garden areas are predominantly located on the southern and eastern sides of the dwelling.
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 it's 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.

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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.

Access

Access to the site will be from the established drive from Dance Lane.
A parking facility will be located within the site curtilage as near as is practically possible to the junction of the drive with Dance Lane. A ramped footway which is fully DDA compliant will extend from the parking space up to the front entrance door.
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 have created a greater number of vehicular movements than this proposal will generate.