

Design and Access Statement

24-2101 Proposed Dwelling

Date: 02/10/2024

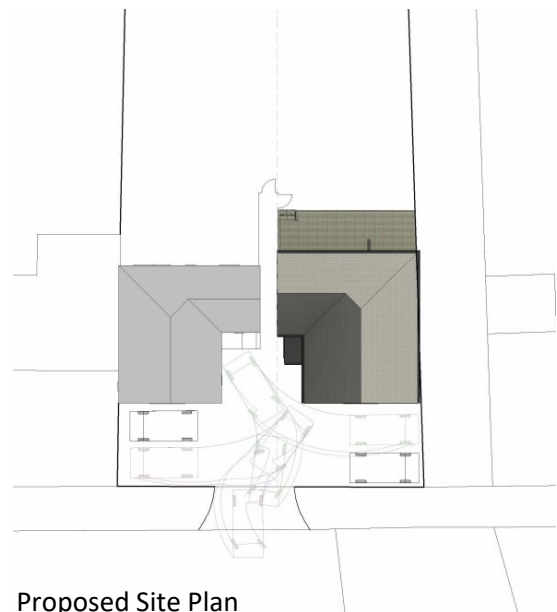
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Planning Application description: The demolition of an existing garage and addition of a Class 3, three bedroom dwelling to be erected.

INTRODUCTION AND PROPOSAL

This statement has been prepared in support of the application for Full Planning Permission which includes the erection of a three bedroom dwelling on the land of 26 Pleasant Avenue Barnsley, South-Yorkshire, S72 0BS.

At present, the site has an area of 577m² with an existing three bedroom dwelling situated on the west boarder, attached to neighbouring property, 28 Pleasant Avenue. The existing site has two parking spaces, including a garage which is to be demolished as part of the proposed works to make space for the proposed development. Sharing a similar footprint to the existing dwelling, the proposed three bedroom dwelling will reflect the existing presence in both material choices and architectural style. With intent of being in-keeping with the streets coal mining era architectural aesthetic, the built form of the proposed development will have a similar roof height and similar door and window openings as those residing on the same street.



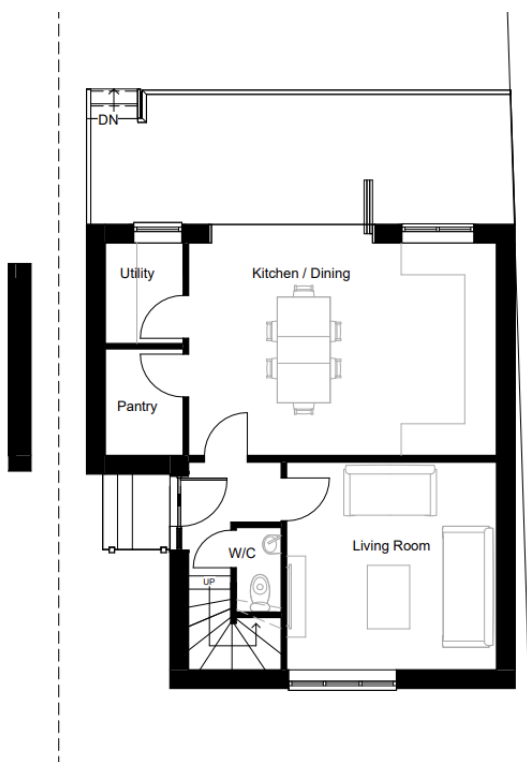
LAYOUT

The ground floor Includes the necessary living amenities Including:

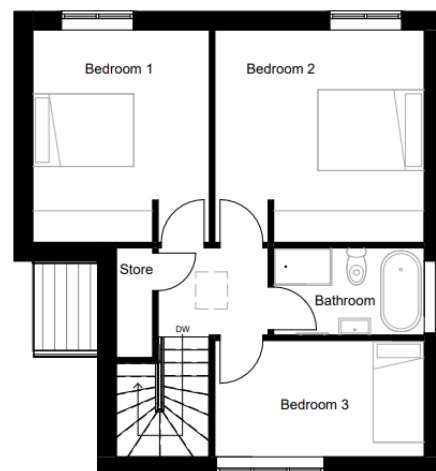
- Living Room
- Kitchen/ Dining Room
- Utility
- Pantry
- Water Closet

The first floor Includes three bedrooms with a shared bathroom and store room.

The loft space can be accessed from the first floor landing, and can be used for storage.



Ground Floor



First Floor

APPERANCE

The external appearance of the proposed dwelling reflects the existing properties on the street. Use of similar materials such as red brick walls and white PVC windows have been selected to ensure the proposed development is in-keeping with the street scene.



Image of existing dwelling taken from google maps



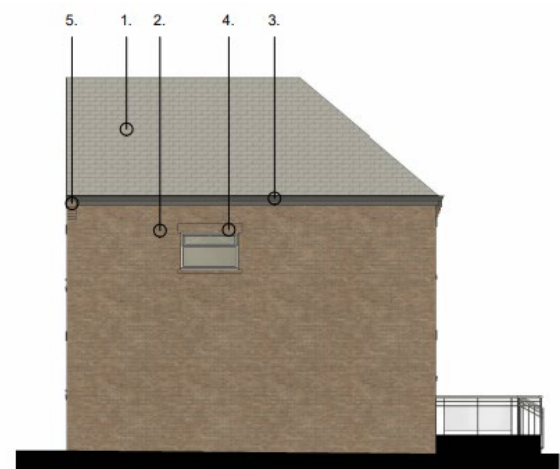
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal. The existing access will be used for both the existing and proposed dwellings with no street access or egress alterations.

TREES and HEDGES

No trees or hedges will be affected from this proposal.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.

BARNSELEY LOCAL PLAN - 2019

Ref: 1.7

Local Plan Reference: *"Improve the conditions in which people live, work, travel and take leisure; Widen the choice of high quality homes; Improve the design of development; and Protect and enhance Barnsley's environmental assets and achieve net gains in biodiversity"*

Response: The external appearance of the proposed development has been designed to align with the surrounding vernacular architecture (Please see Ref 3.19 for further details) However, the internal living spaces have been designed in accordance with modern housing standards to reflect the *"high quality homes"* needed for Barnsley's residents.

Ref: 3.19

Local Plan Reference: *"Historically Barnsley was centred around coal mining resulting in the borough's dispersed pattern of small towns and villages. Because people lived where they worked and coal was moved by rail, road links between towns and villages were poor and communities were self contained."*

Response: The area of Great Houghton has relation to Barnsley's coal mining industry which is reflected in the area's architectural style. The proposed development has been designed to mimic this architectural style.

Ref: Policy H1

Policy H1 The Number of New Homes to be Built

We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033.

A minimum five year supply of deliverable sites will be maintained.

Response: With the Local Plan's housing policy seeking to Increase housing within areas such as Great Houghton, the addition of this proposed development would compliment the local plans Intentions.