

Planning Statement

Quarry House, Thurnscoe Road, Bolton Upon Dearne

One Pair of Semi Detached houses

1. Introduction:

1.2 The proposal is to provide one pair of semi detached houses on approx 0.5 acre of previous garden amenity land.

2. Compliance with Relevant Planning Policy:

National Planning Policy Framework

2.1 The NPPF redefines the purpose of the planning system as being a contributor to the achievement of sustainable economic development and in order to do this has introduced a **“presumption in favour of sustainable development”**. Sustainable is defined as “ensuring that better lives for ourselves don’t mean worse lives for future generations”. Specifically it regards planning as having a social role to create strong, vibrant and healthy communities by increasing housing supply and delivering a good quality built environment.

2.2 Specifically the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. Bolton Upon Dearne is sustainable location within Barnsley, the focus of new housing growth.

2.3 In addition the NPPF introduces 12 core land use principles to underpin decision making on planning applications the following of which are relevant to the determination of this proposal:

- **“pro actively drive and support development ... identify and meet the housing ...needs of an area ... Decision takers at every level should assume that the default answer to development is yes ...”;**
- **“take into account local circumstances and market signals such as land prices .. and housing affordability..”;**
- **“make effective use of land and take account of different roles and character areas, ...”;**
- **“seek to secure a good standard of amenity for existing and future occupants of land and buildings”.**

2.4 The NPPF requires planning local authorities **“to approve development proposals that accord with the development plan without delay”**. The following section on local policy will demonstrate how this proposal does fully accords with the Core Strategy.

Local Policy

Core Strategy 2011

This proposal is in total conformity with all of the relevant policies as the following summarises:

CSP2 Sustainable construction – the new houses will achieve level 3 Code for Sustainable Homes.

CSP3 Sustainable Drainage – A sustainable drainage system will be designed within the site

CSP5 Renewable Energy in Developments – this policy requires subject to viability a decentralised, renewable or low carbon energy source and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15%.

CSP29 Design – this development will be high quality and create a “safe, healthy and sustainable environment”.

The development will be an “attractive, sustainable and a successful neighbourhood” and will “achieve a Building For Life assessment rating of 'good'”

Residential Amenity and Siting of Buildings SPD 2012

This document gives further detailed consideration to the design of new development, in strategic terms this DAS has addressed the main objectives of this SPD in its response to CPS 29 above. The following details how the proposal complies with the specific criteria:

Relationship with existing dwellings – The new houses are designed to integrate within the existing residential environment and uses the topography of the site to add interest with different house types and a varied ridge line.

Sun and day light – the levels of both sun and day light to the existing dwellings will be achieved

Separation distances – given the topography of the site and need balance all of the siting criteria separation distances vary across the site and between the existing dwellings. Compliance with this criteria is predominantly achieved.

Outlook and Privacy - There is no overlooking due the alignment of building/window arrangements

Existing trees – No existing trees are to be removed.

New planting – This will be the subject of a planning condition.

Walls and fences – This will be subject of a planning condition

South Yorkshire Residential Design Guide 2011

The detailed guide will be used to provide the concept of this development.

3. Summary

- 3.1. As such the development complies with the objectives of the National Planning Policy Framework (2012) as well as local policies. The Framework states that there should be a presumption in favour of sustainable development, hence planning permission for this development should be granted without delay.

Building for Life Applicant Checklist (to be included within the Design & Access Statement)	
01.	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes? Yes the site is located within walking distance local town with its amenity facilities including supermarket
02.	Is there an accommodation mix that reflects the needs and aspirations of the local community? Yes, By Providing 3 bedroom semi detached homes that meets the needs for the community
03.	Is there a tenure mix that reflects the needs of the local community? The units provide first time buyers residential units which meets the needs of the community
04.	Does the development have easy access to public transport? Yes there is sustainable and regular bus stops within walking distance of the site
05.	Does the development have any features that reduce its environmental impact? The buildings will be built to Code 3 for Sustainable Homes
06.	Is the design specific to the scheme? Yes, the scheme is designed to take into consideration the site constraints and levels of the site
07.	Does the scheme exploit existing buildings, landscape or topography? Yes, a topographical survey was carried out and site sections reflect the topography is considered within the design
08.	Does the scheme feel like a place with distinctive character? Yes, the development reflects the architectural style of its surrounding vicinity
09.	Do the buildings and layout make it easy to find your way around? Yes
10.	Are streets defined by a well-structured building layout? Yes there is a strong street scene reflected to the design
Streets, parking and pedestrianisation	
11.	Does the building layout take priority over the streets and car parking, so that the highways do not dominate? Yes.
12.	Is the car parking well integrated and situated so it supports the street scene? Yes,
13.	Are the streets pedestrian, cycle and vehicle friendly?

	Yes
14.	Does the scheme integrate with existing streets, paths and surrounding development? Access to the existing roadway only
15.	Are public spaces and pedestrian routes overlooked and do they feel safe?
16.	Is public space well designed and does it have suitable management arrangements in place?
17.	Do the buildings exhibit architectural quality? Yes the buildings have been designed to be a distinctive modern design
18.	Do internal spaces and layout allow for adaptation, conversion or extension?
19.	Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
20.	Do buildings or spaces outperform statutory minima, such as building regulations?