

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A DETAILED PLANNING APPLICATION FOR DEVELOPMENT
OF A SINGLE DETACHED DWELLING AT 86 LONGLEY STREET, BARUGH GREEN, BARNSELY S75 1NR
for MR L SIMPSON.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location of the site is within a well established residential area of Barugh Green in Barnsley.

The site is within the garden curtilage of number 86 Longley Street, a semi-detached bungalow sitting in a large corner plot.

This end of Longley Street is part of a long established residential estate of detached and semi-detached bungalows. The site is surrounded by existing bungalows, both to the side and rear of the plot and also on the opposite sides of Longley Street and Byrne Close, both of which run along the front and side boundaries respectively.

Site

The site has no special designation, is not in the green belt or a conservation area and contains no listed buildings. There are no listed buildings in the vicinity that would be affected by this proposal.

The site is currently the large side garden to number 86, which is an existing semi-detached bungalow sitting on a corner plot. The site is level and is of a size that is capable of accommodating a further dwelling.

The proposed boundaries of the plot would face Longley Street to the south. Byrne Close to the east. An existing bungalow to the north at number 1 Byrne Close and a shared boundary to the west with the host dwelling number 86 Longley Street.

The existing dwelling at 86 currently has a side drive off Byrne Close. This would be utilised by the new plot to provide parking and a garage. Importantly, number 86 also has parking for two vehicles immediately to the front of the property and served by a dropped kerb directly off Longley Street. So the dwelling would maintain a parking facility for two vehicles.

The original site is of such generous proportions that both the existing dwelling and the proposed dwelling will each retain private amenity space in excess of the minimum standards set out in the relevant design guides.

Social

The proposed development would result in the creation of 1 detached dwelling in a sustainable location. The site is within walking distance of the existing facilities located in the vicinity and would provide enhanced and continued support to these economic and community facilities. The proposal would not result in any adverse social impacts.

Economic

The proposal introduces a more efficient use of this vacant site. Additional economic activity would be created during the construction phase of the project and the completed dwelling and its occupation would provide additional support to the existing economic and community facilities in the locality.

Peter Dimberline Limited

Environmental

The proposal would have no detrimental impact on the character of the site or the surrounding area. The site is in a sustainable location with a good level of local services and good transport links to the nearby town centre of Barnsley.

Planning Policies

The site is located in a long established residential area and located in an area defined as 'Urban Fabric' in the local plan. The SPD, 'Design of Housing Development' is relevant.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the modest scale of this proposal, there has been no involvement with community members.

EVALUATION

It is considered that the proposal is an appropriate and more efficient use of an existing site and will offer the opportunity to provide an increase in local housing stock by the introduction of a single family dwelling. The site is within walking distance of the various amenities available in the locality and also has direct access to the local transport services connecting Barugh Green with Barnsley town centre.

DESIGN

Use

The proposal is to create a development of a single detached dwelling with 2 bedrooms. An access drive and parking facility will also be provided and served directly from Byrne Close.

Amount

The dwelling will be a single storey bungalow with an internal floor area of 80.15 sq m. The ground floor will contain a lounge, a combined kitchen and dining area, 2 double bedrooms and a bathroom. There is also a hallway and storage area. A single detached garage will be provided along with a further parking space on the drive. The internal space standards will comply fully with the **South Yorkshire Residential Design Guide**.

Layout

The site layout and the dwelling have been designed to ensure the relationship, particularly with the bungalows immediately adjacent, is considered acceptable. There will be no overlooking from habitable room windows and both the new dwelling and the host dwelling will each retain private amenity space well in excess of the standards set out in the SYRDG.

Scale

The dwelling will be single storey and be completely compatible in scale and proportion to the existing dwellings alongside.

Landscaping

There will be an opportunity to create new soft landscaping in the retained garden area serving the proposed dwelling.

Appearance

The dwelling will be constructed in quality facing brick with feature stone wall panels. The roof finish will be concrete tiles to match those on the adjacent dwellings. Windows and doors will be in coloured pvcu.

Access

The main vehicular access will be from Byrne Close with a further pedestrian access off Longley Street. There will be no excessive gradients and the drive and parking area serving the dwelling will be surfaced and sealed. Access into the dwelling will be fully DDA compliant.