



Outline Planning Application for a dormer bungalow on land at end of Tower Street, Barnsley S70 1QS

This Planning, Design and Access Statement accompanies the application for Outline Planning Permission for the erection of a dormer bungalow on vacant land off Tower Street, Barnsley.

Access is not reserved. Tower Street will be extended by 20.1m to adoptable standards so that a private drive can be constructed to access the site. This will include a 2.0m footpath on the application side and a 5.5m carriageway. A 1.0m wide berm is proposed on the opposite side. Tower Street rises at approx. gradient of 1 in 9, the road will be extended at a gradient of approx. 1 in 10.

The scale of development will be one dormer bungalow with associated parking and landscape.

This is shown on Illustrative Site Plan 20-185-P01

Parking will be provided in accordance with BMBC's adopted guidance which requires a minimum of 2 parking spaces per dwelling for properties of 3 or more bedrooms, these to be to minimum 5.0m x 2.5m, the first bay in front of any garage being 6.0m in length in accordance with the Supplementary Planning Document Parking..

Although design is not considered as part of this application, an East-West orientation of habitable room windows will ensure there is no overlooking in accordance with the adopted Supplementary Planning Document Design of Housing Development.

A private garden of min. 60sq.m will be provided in accordance with the Supplementary Planning Document Design of Housing Development.

Minimum room sizes will be in accordance with the South Yorkshire Residential Design Guide.

Materials will match the existing houses currently under construction with manmade stone walling under a tiled roof.

The proposed dormer bungalow will sit below the level of the other new dwellings currently under construction, it will not block distant views towards Barnsley centre.

Coal Mining Risk- The site lies within a Coal Authority Coal Mining Referral Area. As such it is potentially at risk from mining legacy hazards such as land instability due to shallow mine workings or the presence of fugitive mine gases. A coal mining risk assessment is included with the application.

Flood Risk- The site is within Flood Zone 1.
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