

MICHAEL A CLYNCH

Dip. Arch. Dip. T.P. A.R.I.B.A.

Planning & Transportation Service
Development Control

Architect and Town Planner

BMBC
PO Box 604
Barnsley
S70 9FE

Dear Sir,

Design & Access Statement -71 Sheffield Road, Penistone

1. Introduction

I enclose an outline planning application for unused land at Spring Vale.

2. Policy

I have enclosed a notional layout which indicates the likely scale of the development (4 units) the site is within an area allocated to housing and the proposal meets all required standards set out in SPG3.

3. Access

Access to Sheffield Road is very wide (approx. 11.5m at its junction with the B6462)

Earlier difficulties with visibility splays, particularly to the left on exit are now fully resolved because flank walls are lowered to 900mm or less or are fully under the control of the applicant at No 107. The achievable splays are indicated on drawing A2 and fully conform to required highway standards (see also photographs 1 & 2)

The increase in traffic entering (safely) onto the B6462 is statistically insignificant in respect of the proposal. It is considerably less than recently approved schemes at Little Freddie's play school or Jackie's Fancy Dress site a short distance from the site. Parking on the road near the site by parents with children at Springvale School no longer occurs because a dedicated on site dropping off point has been built as part of the new school. *Teacher parking is also available on site. Access to the garage opposite to the site is via two points but both are not opposite the site access and are wide, safe and highly visible from the exit point. There are no highway safety issues generated by the small scheme.*

I have suggested a rumble (pimpled) paving surface also built as part of the access (drawing A2) to further improve the access.

The main shares access is currently un-surfaced but in good condition. The last six metres of the surface will be tarmac under the proposal as a minimum.

**14 Huddersfield Road, Ingbirchworth
Sheffield S36 7GF Tel: 01226 766308**

Internal access ways and roads will be tarmac or block paved.

4. Design

All the proposed properties will be in good quality facing brickwork with tiled roofs. All will either have detached garages or internal garages. All drives are at least 6m in length. Detailed design will be a matter for later approval. There is no adverse landscape impact and new decorative landscaping in gardens will be introduced.

Yours faithfully