



**24 HEDGE LANE, DARTON, BARNSELY,
SOUTH YORKSHIRE, S75 5PJ.**

DESIGN PLANNING AND ACCESS STATEMENT

**JUNE 2021
REF: 202044 DAS01**

DESIGN AND ACCESS STATEMENT

1.0 Physical Context.

As can be seen on the attached site location plan, the property/ site is located roughly centrally on the eastern side of Hedge Lane next to its junction with Meyrick Drive, roughly 0.6km south of central Darton and 4.8km north-west of Barnsley town centre.



General views of site

The site is a parcel of land to the east of Hedge Lane with the existing property, built in the late 1960's early 1970's, standing on the southern boundary of the site with associated outbuildings providing garaging and a small shed to the east and north of the existing house, respectively with the more open section of the site being generally to the north comprising lawned gardens.

The overall parcel averages approximately 28m long by 16.5m wide equating to about 447.5m² or 0.045Ha or 0.11 acres and has a primary axis along the horizontal from the west to the east.

Surrounding the site are other residential properties in a mix of single and double storey structures in various styles and ages of the same and subsequent era's

2.0 Planning Context.

From a review of local planning policies, the relevant planning policies seem to be contained within the Local Authority's adopted Local Plan and this indicates that the site is within the existing settlement boundary within the existing Urban Fabric of Darton where no specific planning allocations exist and existing and associated uses are to remain predominant.

Planning history in the immediate vicinity has also been reviewed online and this has revealed only a small number of applications on Hedge Lane which all seem to be domestic extensions.

3.0 General Context/Constraints

Historic mapping, dating back to the 1850's, has been the subject of the preliminary review and this has shown that the area has been predominantly rural in character and hasn't indicated any particular previous uses that would require further investigation in terms of contamination or other influences upon any possible future use.

Flood risk has also been reviewed and the site is outside the locally affected areas.

Sustainable drainage techniques will be applied to surface water drainage by means of permeable surfacing wherever practicable for drive/access and the use of soakaways for roof drainage, subject to results of ground porosity tests in due course, and, therefore, it is not anticipated that this will adversely affect surface water drainage or flooding downstream.

4.0 Evaluation

- 4.1 The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

5.0 Design

5.1 General

Although the appearance, landscaping, layout and scale of the new dwelling is reserved for future consideration we will clarify in the following section the likely form of the development to assist in determining the principle of redevelopment.

5.2 Use

Existing residential land within the Urban Fabric of the settlement of Darton and it is proposed that residential use will remain albeit in a more contemporary manner to optimise the use of the land.

5.3 Amount

Although the more detailed design is reserved for future consideration, the site would seem capable of accommodating another contemporary detached two storey dwelling of approximately 79 square metres (or 850 sq ft) as can be seen on the outline site layout that forms part of this application.

5.4 Layout

The proposed dwelling is located on the surplus garden land to the north of the existing property with 2M separation between the dwellings

5.5 Scale

Subject to detailed design it is envisaged that the scale of the redevelopment will be two storey with single storey detached garages.

5.6 Landscaping

Although the landscaping of the site is reserved for future consideration it is anticipated that there will be private gardens to the front and rear of each dwelling for the residents domestic planting with concrete flag paths and a terrace to the new dwelling permeable concrete block paved drive/ parking area

5.7 Appearance

The appearance of the dwellings is reserved for future consideration.

5.8 Access

The dwellings will be served by a private drive in a similar manner to existing approached from the north via Meyrick Drive and will comprise a min 6M wide driveway serving a double garage with party wall to provide a pair of single garages of approx. 6.0 x 3.0m internal dimensions for parking and storage purposes

6.0 Summary

Taking all factors in to consideration it would seem the proposed use is compatible with local and national planning policy and will optimise the use of this previously developed parcel of land with a more contemporary and efficient residential solution of approx. 45 dwellings/Hectare and as a result it is hoped that this outline planning application can be viewed favourably during the planning process.

Signed.

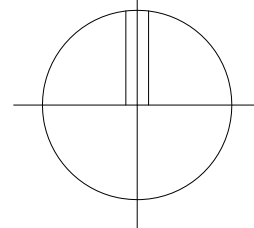
J E Architectural Ltd

Appendix A
Site Location Plan.



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North



0 cm 2 cm 4 cm 6 cm 8 cm 10 cm 12 cm 14 cm 16 cm 18 cm

**24 HEDGE LANE, DARTON,
BARNSELY,
S75 5PJ.**

SITE LOCATION PLAN

JE
Building Design Services

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Ref: 202044

Date: JUNE 2021

Scale: 1:1250 @ A4

Drwg No: 03

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Appendix B

Flood Risk Information.

24, HEDGE LANE, DARTON, BARNSELEY, S75 5PJ

Rivers and sea risk

Very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Surface water risk

Low risk

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

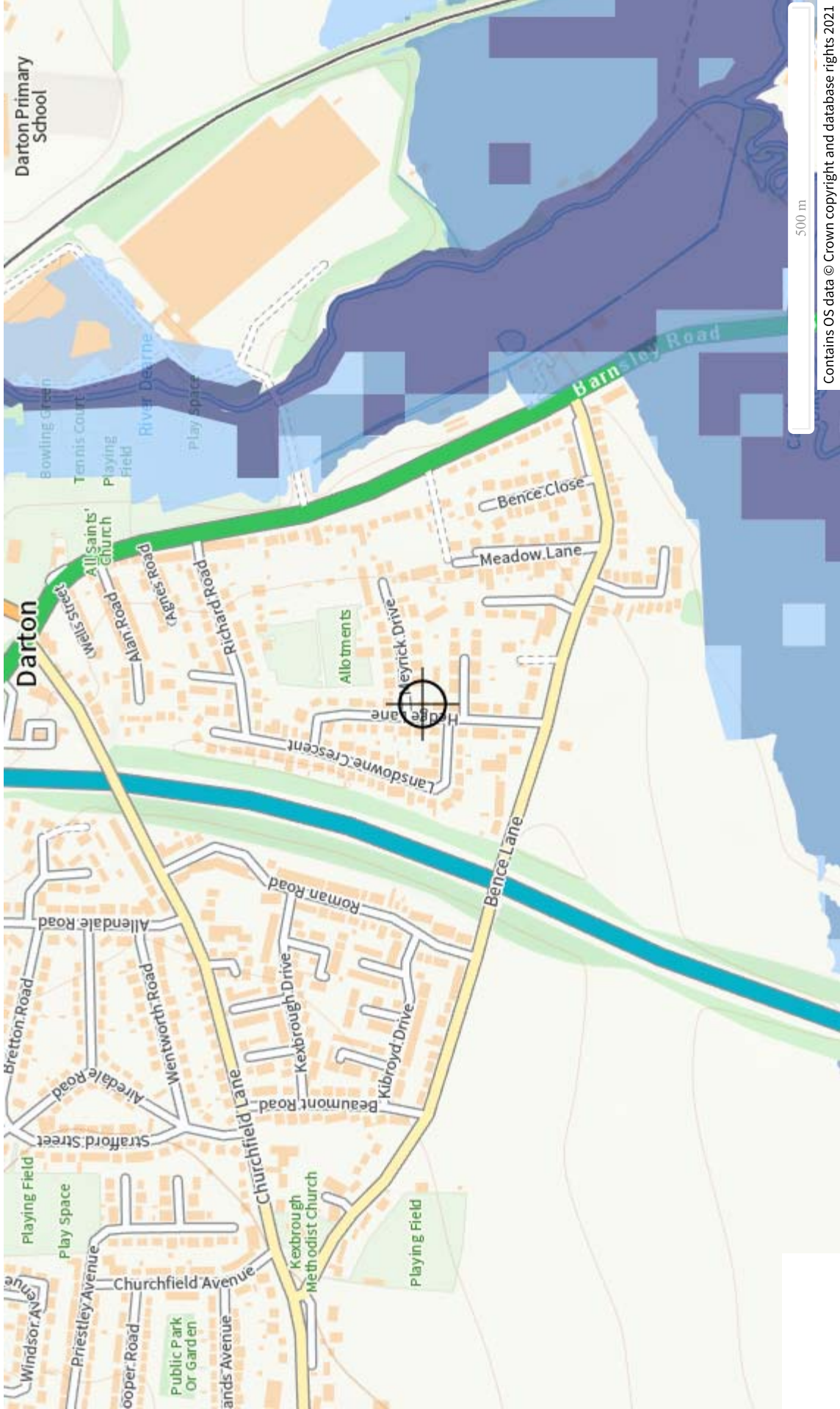
Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Barnsley**.

Reservoir risk

There is no risk of reservoir flooding

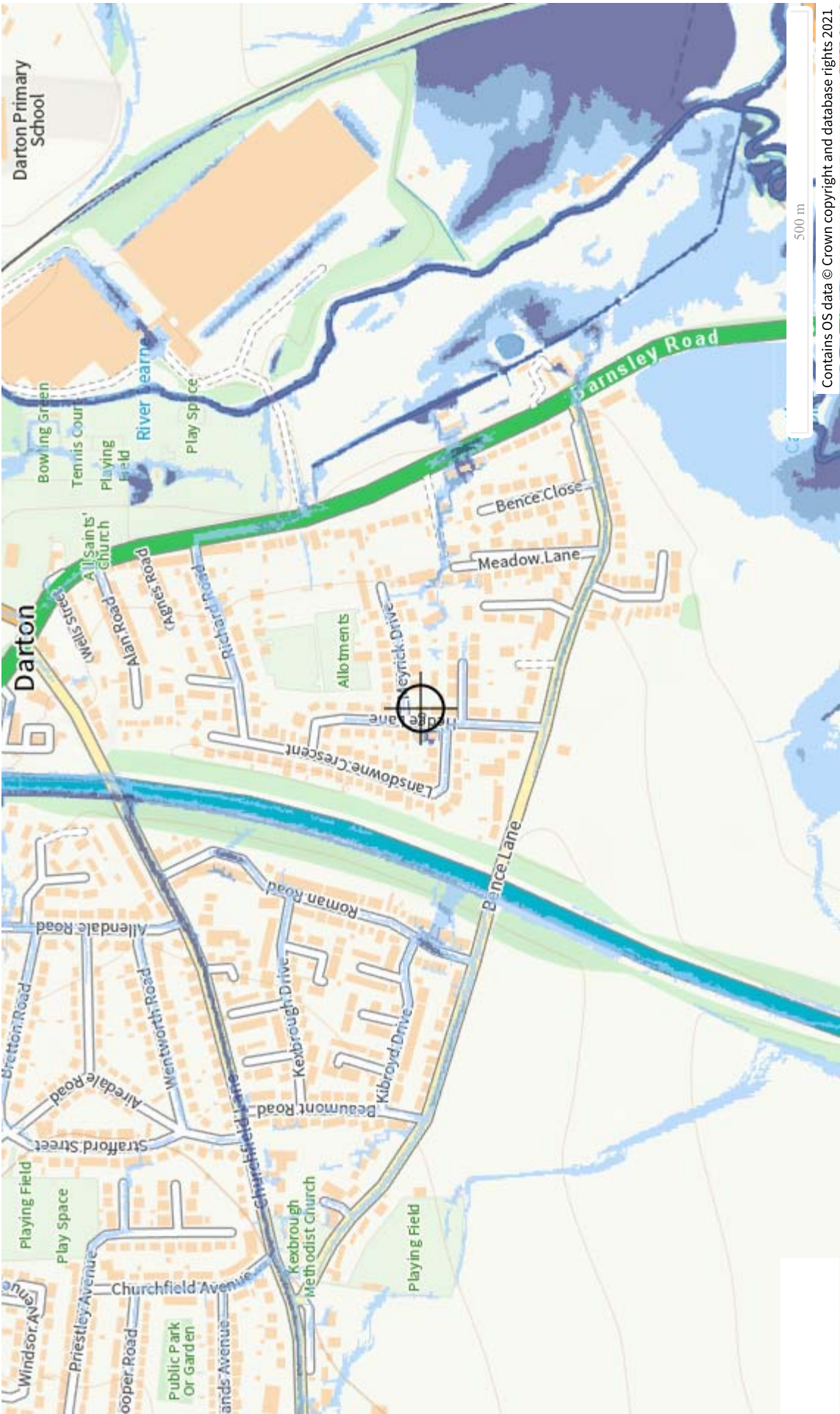
Groundwater risk

No risk of groundwater flooding



Extent of flooding from rivers or the sea

[High](#) [Medium](#) [Low](#) [Very low](#) Location you selected



Extent of flooding from surface water

[High](#) [Medium](#) [Low](#) [Very low](#) Location you selected