OUTLINE TOWN & COUNTRY PLANNING APPLICATION

For

PROPOSED DWELLING

On

LAND at REDBROOK ROAD

For

Mr R. MASTERS

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

White Agus Partnership

1 BACKGROUND

This Statement has been prepared in support of an Outline Planning Application for a detached dwelling on land at Redbook Road, Barnsley.

2 THE SITE

The site is currently within the curtilage and part of the garden area to Oak House, Redbook Road, Barnsley. Prior to the construction of Oak House the land was within the garden of Mill House. The garden was maintained and used as a family garden with the wooded areas managed and maintained accordingly.

A significant part of the domestic curtilages of Oak House and Mill House lie within the green belt. However there is no physical demarcation between those areas of garden that lie within the green belt and those that do not.

The site is currently within the garden area of Oak House, a recently constructed detached dwelling to the west of Redbrook Road and to the east of Mill House.

View to Existing Garden Area

Existing Private Drive From Redbrook Road

Mill House to the South Side of the Access Road

Existing Flats to the North Side of Access Road

The site is approximately 1810 sq meters, irregular in shape, and is situated off a private drive to the west of Redbrook Road..

Part of the site is within the Green Belt and details are shown on the submitted plan.

View Showing Existing Entrance Gate from Drive

Public transport is available a short distance from the site along with the frequent services into Barnsley.

3 PLANNING POLICY

In the context of the existing, adjacent properties it is considered feasible that a dwelling could be accommodated on the site and, for illustration purposes only, the submitted plans include details of a dwelling that could be accommodated. The proposal shown would not result in significant harm to the local environment or amenity of existing residents.

Any potential for overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings and orientation of windows to habitable rooms.

Due to the modest scale of the development there will be no significant impact upon local services.

4 SOCIAL & ECONOMIC CONTEXT

In the context of the existing, adjacent properties it is considered feasible that a dwellings on the site would not result in harm to the local environment or amenity of existing residents.

5 ACCESS

The proposed access to the site will be off the existing private drive. There is an existing access gateway that the new entrance will replace. It is proposed that the surfaced section of the existing drive will be extended to the new entrance.

6 ASSESMENT

A building plot of the type proposed is fully compatible with the general character of the locality and in line with other developments in the Borough

Any additional traffic arising from the development can be accommodated on the local highway network.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.