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Design & access statement for proposed construction of a detached dormer bungalow and detached garage on land at the end of Ledbury Road Smithies.

1.0 Physical context

1.1 Surrounding:

The site is located just off Ledbury Road Smithies Barnsley & lies approx 2 miles North East of Barnsley town centre. The neighbourhood consists of residential properties being of semi detached houses.

Schools, recreational facilities & other local services are all within easy walking distance of the property. The property is not located in a conservation area. The property affords good transport links as it is near to the main bus route between Barnsley & Wakefield.

1.2 Site:

The host site is a vacant plot of land at the end of Ledbury Road. The building will sit centrally in a large plot with the garage close to the entrance to the plot. The site lies in a Housing Policy Area.

There are no natural features such as trees & hedges on the site. There is a gentle gradient from the rear to the front of the site.

2.0 Social Context:

The property development is for the building of a detached dormer bungalow. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as UDP policy supplementary planning guidance 3 for infill residential development.

5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:

The proposed development is justified as it brings an existing vacant plot into residential use, whilst being sympathetic to the host property & the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

The proposed development would consist of a detached dormer bungalows. The access to the house is through a new front door & new side door. Off road parking is to be provided to the front of the property. New Timber effect Upvc windows are proposed throughout which are to be sympathetic with the surrounds

7.2 Layout:

The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply "Secure by Design" principles. The mail box will be to the front entrance & utilities located to the side of the property.

7.3 Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

New landscaping will be supplied to the site which is quite extensive.

7.4 Appearance:

The new Fenestration has been designed to be sympathetic with the surrounding area. The building is to be constructed using materials that are sympathetic to the surrounding developments.

7.5 Access:

It is possible to achieve a disabled access to the property. There are two means of vehicular access onto the site although one is shared with the electrical sub station and has to remained locked when not in use.