Peter Wade Consultancy

PLANNING STATEMENT

Wilthorpe Road
Barnsley
S75 1JR

PROPOSED DWELLING

Peter Wade Consultancy

Consulting Civil & Structural Engineers

Stockrail House
Waggon Lane
Upton
Pontefract
WF9 1FE

Tel: 01977 654300
Fax: 01977 647823
Email: mail@peterwadeconsultancy.co.uk

1. Description of the scheme

1.1. The application associated with this scheme is a full planning application for the construction of a new dwelling with an integral garage on vacant land. The site is adjacent to Wilthorpe Road, Barnsley, S75 1JR.

1.2. The development is located within the Redbrook area north of Barnsley town centre, Wilthorpe Road being a major route out of the town northbound towards the M1 and Wakefield provides good transport links with surrounding towns.

1.3. Bus stops are less than 150 meters to the north west, providing access via public transport to Barnsley Town Centre, with further links to the wider railway network at Barnsley Interchange.

1.4. The site is currently vacant. The site boundary is already well defined, to the south border with Wilthorpe Road, but the other boundaries are not currently physically defined.

1.5. It is not anticipated that the previous usage of the site should have caused any contamination problems.

1.6. The site has a notable fall to the north, and a small stream runs to the east with falls towards its centreline.

1.7. The site is part of allocation HS19 for the development of new housing. The site is not within a Conservation Area or the Green Belt nor are there any listed buildings close by. There is not a public footpath or bridleway across the site.

2. Use

2.1. The proposed dwelling is to be solely for the use of the occupants.

2.2. The site is located within an area of predominantly residential land use.

3. Amount

3.1. The plot area is 358 sq.m. and will support a detached dwelling. The proposed dwelling is to include an integral garage with an open plan lounge, kitchen and dining area, at ground floor. The first floor includes 3 bedrooms, one with an en suite, and a family bathroom. The area to the east and west of the dwelling is to be private garden.

3.2. It is anticipated that the involvement of local authority groups and evaluation of any comments from them shall be addressed during the due course of the planning process

4. Layout

4.1. The dwelling is of traditional design. Rooms having a primary aspect have windows to the front and rear, negating any overlooking issues.

4.2. The layout of the dwelling as a whole is also required to meet the current Building Regulations in respect of fire safety and access for the mobility impaired. Should planning permission be granted the scheme shall progress to the next stage of design where detailed drawings shall be submitted to Building Control. The design and layout of the dwelling shall meet with all the relevant approved documents within the Building Regulations.

5. Scale

5.1. Housing in the local area is predominantly either semi detached or detached. The proposed detached dwelling is in keeping with the prevalent house types of the area.

5.2. It is not anticipated that the development shall have a major impact on local services either socially or economically, but local businesses and services may benefit from additional customers.

5.3. The social impact of the development shall be minimal. The locality is a well-established residential area. The site is a small corner of a larger open area, the development will not have a significant detrimental impact to the locality.

6. Appearance

6.1. Houses in the area are generally of traditional design and materials. It is proposed to construct the new house to a traditional design using materials in harmony with other buildings nearby.

6.2. Facing red brick external walls are proposed, with artstone heads and sills around white framed windows and doors. The roof is to be from from smooth grey concrete tiles, with black Fascias and rainwater goods.

7. Landscaping

7.1. New close boarded timber fencing is to be used to define the west, north and east boundaries, with a hedge to the road frontage. A parking and turning area is proposed at the front of the house, and paving is proposed around the entire perimeter of the dwelling. The remaining space is to be landscaped with turf. It is anticipated that future residents shall introduce a planting scheme to the garden that suits their own individual tastes.

8. Vehicular Access

8.1. A vehicular access is to be created off Wilthorpe Road, allowing access to the garage and parking bay within the site. It is possible to turn around within the site so vehicles can enter and exit in forward gear.

9. Inclusive Access

9.1. The main entrance and circulation areas to the dwelling shall be constructed to provide access for disabled persons as required by the Building Regulations, but the design of the dwelling necessitates the use of stairs to access the first floor.

10. Other Considerations

10.1. Principles of sustainable urban drainage are to be employed. All rainwater that is collected is to discharge to the watercourse to the east of the site.

10.2. The site is within flood zone 1 and is at low risk of flooding.

10.3. The dwelling is to be designed to meet Building Regulations Approved Document L1A to conserve energy to reduce carbon dioxide emissions.



P Wade Eur.Ing, B.Tech (Hons), C.Eng., MICE, MIStructE.
22.07.20