

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
AN OUTLINE PLANNING APPLICATION FOR A SINGLE DETACHED
DWELLING.**

**SITE LOCATED BETWEEN 29 OLD ROAD
& PLOT 1 CYPRESS HEIGHTS OFF CARLTON ROAD, BARNSELY.**

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area. The site is surrounded by a mix of residential properties, consisting mainly of semi-detached and detached dwellings, of two storey construction. All the dwellings to the west of the site have been recently constructed as part of a new development served off a new access road known as Cypress Heights. Additional development is also taking place immediately to the north of the subject site. Dwellings to the east and south of the site are long established residential units, with number 29 Old Road being the host property in relation to this application.

The site has no special designation and it is not within a conservation area.

Site

The actual site is made up of two pieces of land. One part consists of a vacant portion of land to the south of plot 01 (part of the development currently under construction by a separate developer) and a further area of land which is part of the rear garden to number 29 Old Road, a detached two storey dwelling accessed off Cypress Heights. The applicant is the owner and resides in number 29, the host dwelling. The proposed site will have both vehicular and pedestrian access direct off Cypress Heights, a road to be adopted and which serves the new development adjacent. The host dwelling, (29) is served by a separate existing drive further along Cypress Heights.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, e.g. builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.

The site is located within an established residential settlement, and indeed a pre-app' advice request application was made to the authority and confirmation given that the broad principle of the proposal was acceptable.

Peter Dimberline Limited

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INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances between the proposed dwelling, the host dwelling and the existing dwellings adjacent.

DESIGN

Use

The proposal is to erect one two storey dwelling within an integral garage.

Amount

The proposal creates a dwelling that is envisaged could provide 4 bedrooms and an appropriate level of associated reception rooms. (The application is in outline only but it is considered that the footprint is capable of accommodating the necessary rooms).

Layout

The proposed dwelling will be located with the main frontage facing the highway-known as Cypress Heights and broadly in line with the adjacent dwellings proposed for plots 01 to 05 alongside. An access drive will serve the property and the dwelling will have a private rear garden area of an appropriate size for the dwelling type.

Scale

The new dwelling will be two storey in height and the proportions of the dwelling will be appropriate to its setting and harmonise with the scale of the established surrounding property.
No habitable room windows will be located on elevations that could create overlooking problems.

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Landscaping

The existing established garden area to number 29 will be reduced in length to compliment the size of the proposed plot. The size of the reduced host dwelling garden will still be of a very generous size. Wherever possible, existing landscape features will be retained to be integrated into the development, to ensure a degree of established planting is present from the outset.

The proposed dwelling will have carefully selected tree and shrub planting, but this will be the subject of a later 'reserved matters' application.

Appearance

The external built form is likely to be facing brickwork with harmonising roof slate/tiles. The external materials however will be the subject of a future 'reserved matters' application.

The immediate surrounding property is generally brickwork with concrete tiled roofs.

Access

A new vehicular and pedestrian access will be created off Cypress Heights, (to be an adopted highway). The existing access serving number 29 will be retained to serve the host dwelling.

The new drive will be surfaced and sealed and will not have any excessive gradients.

Access into the new dwelling will be designed to be compliant with the DDA regulations.