

**PROPOSED BUNGALOW**

*CLIFF LANE, BRIERLEY, BARNSELY*

Design, Access + Heritage Statement

Prepared by:

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### 3.0 Area + Heritage Context Evaluation

#### 3.1 *Identification of opportunities*

There are several potential benefits arising from the development of this site. Primarily there will be a significant gain in visual amenity by a sympathetic and well designed dwelling which will be a positive addition to its immediate surroundings. The proposal occupies a plot of land to the west of Cliff Lane that sits behind the current building line.

This land is currently gravelled over and serves as parking and general storage including the intermittent storage of caravans. An existing outbuilding structure is situated on the site which is also used for various storage-related purposes ancillary to No.4B (this forms the primary 'template' for the physical extent of the proposed dwelling). The result of this is that the site in its current state is in a very poor state of appearance.

Given the planning policy context of the site falling within a designated 'Green Space' at the edge of the settlement boundary of Brierley, this poor current state is therefore considered to be detrimental and can be significantly improved by the proposals.

We therefore feel that a sympathetic development that complies with planning policy would be wholly appropriate and enhance not only the site in question, but the visual amenity of the immediate area. It would also provide much needed bungalow type accommodation suitable for an elderly couple or those with limited mobility in the Barnsley area, the demand for which is forecast to grow in the future due to an ageing population.

#### 3.2 *Identification of constraints*

The designation of the land as part of an area of Green Space is a possible constraint to development in that the construction of a dwelling in such an area would not typically be acceptable. However, as established the current use of the site as ancillary to No.4B, and its according physical appearance, is such that it currently does not contribute any positive element or play any active role in its position in this Green Space.

This is further supported by the fact that a planning application (2008/0376) covering approximately the same area has previously been approved for the erection of a detached triple garage and the extension of the domestic curtilage associated with Connor House.

Therefore as set out above it is clear that an appropriate design can overcome these constraints to deliver a successful and policy-compliant scheme – and more importantly one that improves the site's contribution to the Green Space.

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## 5.0 Concluding Statement

5.1 This design, access and heritage statement has been written in support of a planning application for a proposed 3 bedroom bungalow at Cliff Lane, Brierley. The statement clearly demonstrates that:

- The context of the site has been considered and documented.
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

5.2 The scheme has been designed to respond to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- *Provision of high quality accommodation suitable for the elderly and people with limited mobility*
- *Visual amenity and improvement to the street scene*
- *High quality materials (stone)*
- *More efficient use of land in a residential area*
- *In keeping with the character of the area*

5.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.