DESIGN AND ACCESS STATEMENT

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25 JUN 2013
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Proposed detached bungalow on land to the rear of Spring Heights, Spring Gardens, Monk Bretton.

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Applicant, Mr.A.Lees.

Proposal

The proposal is to erect a detached bungalow within the rear garden of the applicants existing dwelling. An independent access to the site would be formed from Well Lane. The site has been subject to various previous approvals for residential development of a higher density. The previous approvals all formed access from Well Lane.

The area is predominantly residential and indeed the majority of nearby dwellings are bungalows. The site itself is situated between the adjoining Church building and detached dwellings.

Policy

The policy relating to new development is generally contained within Barnsley Unitary Development Plan and The National Planning Policy Framework.

Description

The site is currently part of the applicants garden area and is generally sandwiched between the adjoining church car park and an adjacent detached residential property .A previous approval for flats on the site included an access point through this section of land with a far greater density of development on the plot, Neighbours have been consulted by the applicant and no objections raised. The proposal is of single storey form to relate to adjoining properties. The design is fairly simplistic and is proposed to be of local facing bricks below a concrete tiled roof, again reflecting local design styles. The orientation and positioning of windows as been designed to prevent overlooking and comply with approved space distances.

Access

Access to the site is proposed from Well Lane. The proposed access is considered compliant with recommended sight lines .Off street car parking and internal turning provisions would be provided within the site. The area is well served by Local Public services and local retail facilities are within walking distance. A local bus service within 100m of the site provides access to all local areas including the Town Centre with onward rail and bus routes thus the site provides a wholly sustainable location.

Conclusion

The submission is considered to be consistent with the provisions of Local and National Planning policies. The proposed bungalow will provide accommodation in a sustainable location. The size of accommodation provided is considered to be in a short supply in the district and we feel that the proposal offers a better long term use for the site which could be considered as not being compliant with development ratios in relation to plot sizes. We therefore submit the scheme for your consideration.

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