
PROPOSED DWELLING

on

**LAND AT 'GREEN EDGE'
HOOD GREEN
BARNLEY**

for

MR D. FAXON

**DESIGN AND ACCESS
STATEMENT**

Prepared By

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the erection of a detached dormer bungalow on land within the curtilage of 'Green Edge' off Greno View at Hood Green, Barnsley.

This follows the refusal of an earlier application for a pair of semi detached dwellings on the site (Application ref 2008/0597)

2 THE SITE

The application site currently used as part of large garden areas to Green Edge and is within an established residential area consisting of a mix of house types, styles and materials.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area

The site is designated as Housing Policy area on the UDP.

The site lies within the confines of the existing village and is 'brownfield' and is not safeguarded for other purposes.

Access to the existing property is from Greno View.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The size and accommodation proposed for the proposed dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

There will be no overshadowing or overlooking of adjacent residential properties.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the scheme was governed by the location of the proposed access and separation distances to surrounding dwellings

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

4 ACCESS

The existing access, serving the dwelling on site, will be retained. It is not proposed to alter or relocate the site entrance.

The existing private drive has good visibility at it's junction with Greno View and although access will pass in front of 1-3 Greno view the loss of amenity or disturbance will not be increased to an unacceptable level.

Entrance doors, and the internal layout of the dwelling will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

5 ASSESSMENT

The scheme has been developed following discussions with the Planning Officer in respect of the application for semi-detached dwellings on the site. In view of the comments from the Officer regarding the preference for a single dwelling (bungalow) on the site the scheme has been revised accordingly.

The proposed development is within an existing settlement and therefore complies with Local and National policies relating to residential development.

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A dormer bungalow of the type proposed is fully compatible with the general character of the locality.

Overshadowing of adjacent properties, as a result of the proposed development will not be of an unacceptable level due to the separation distances between properties.

Principal windows to habitable rooms have been positioned to make maximum advantage of the extensive views from the site and to ensure that direct views onto boundaries is minimised.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density and scale of the proposed development is acceptable in relation to the surroundings.
