

Design & Access Statement

RESIDENTIAL DEVELOPMENT AT LAND ADJACENT no24 WESTBOURNE
TERRACE, BARNSELEY, S70 6HP

REPORT PREPARED BY



ON BEHALF OF

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Background

The proposal is to develop 3no detached dwellings on the unused garden land adjacent no24 Westbourne Terrace, Barnsley.

The site has previously obtained Outline Planning Permission for 3no dwellings, application number 2011/1196.

The main revision to the previous approved application is now the site boundary has reduced in size.

The Site

The site is located adjacent to No 24 at the northern end of Westbourne Terrace, 0.6 miles to the west of Barnsley town centre just off the A628 Dodworth Road.



Site area of 0.076Ha

It lies at the northern end of Westbourne Terrace.

The existing use is residential and the site is surrounded by a mix of two storey terraced and semi-detached housing to the east, west and south and recently constructed three storey apartments beyond the northern boundary.

Barnsley Metropolitan Borough Council Unitary Development Plan confirms the site is within a Housing Policy Area.

Design

The designs of the 2 ½ storey properties are in keeping with the existing surrounding properties.

Drawings 13-024-01A & 02A illustrate the proposed development.



The proposed dwellings are 2 ½ storey in height with a total gross floor area of 100sq m.

Floor levels have been designed to step in line with the existing topography.

The new dwellings would be consistent with the size and scale of the existing surrounding properties.

All separation distances are met.

The proposed dwellings have been designed to accommodate for the adjacent sewer.

Access

There are no current turning facilities for the residents at Westbourne Terrace. Therefore, it is believed the proposed turning head will be beneficial to the area.

Level access will be provided to all dwellings.

Evaluation

The proposals are in line with all current Planning Policy. The development will be an attractive addition to the area and be beneficial by providing a suitable turning area.