

***PROPOSED PRIVATE BUNGALOW AT CLIFFE CLOSE,
BRIERLEY, BARNSLEY***

Design and Access Statement

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1.0 Introduction

- 1.1 This is a statement submitted in support of a proposed 2 bedroom bungalow at Cliffe Close, Brierley
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 *History*

The larger site, of which this proposal is one plot, was originally bought by our client with planning permission in place for 4 residential dwellings. Since then 3 houses have been erected on the site; Connor House and No's 4B and 4C Cliffe Close. This proposal represents the fourth and final parcel of development as per the original approval to grant permission for the development of 4 dwellings.

2.3 *Physical*

The aerial image below sets the site (outlined in red) in context and illustrates its position within the surrounding neighbourhood. The site is surrounded by a variety of housing types including large detached properties, bungalows and semi-detached homes in an established residential area.



2.4 *Access audit*

The existing access to the site off Cliffe Close will be maintained. The proposal would have a shared access drive with No.4B Cliffe Close.

3.0 Evaluation of the Context

3.1 Identification of opportunities

There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by a sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The proposal occupies a narrow plot fronting onto Cliffe Close, most of which currently forms the access strip to No.4B. The access to this property is a very wide track approximately 15 metres in width. This land is currently gravelled over and serves no particular use other than overspill parking for No.4B. Nor can it function as a grand and generous frontage/driveway to No.4B as is the case with Connor House and the large detached property at No.6 Cliffe Close, both with impressive building frontages that face directly onto their drives. We feel this area as it currently stands constitutes a fairly large and incongruous strip of land that bears little or no relationship with the property to which it is allocated. It also represents a poor and inefficient use of land in an established residential area. 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 only forecast to grow in the future due to an ageing population.

3.2 Identification of constraints

A planning officer has made initial comments that a small bungalow would probably not be accepted here as it would be out of character with the surrounding properties. We also acknowledge that the plot is fairly narrow and that there are some fairly tight overlooking distances that need to be considered. However we have considered these constraints and proposed a scheme that we feel complies with current planning guidelines and makes effective use of the size and proportions of the plot. It should be noted that whilst the overlooking distances to No.2 Cliffe Close are relatively tight, the visibility from that property from the elevation facing our site is limited due to the boundary wall. In addition we have intentionally created a non-active elevation (comprising the front door and hallway) to face this property in order to mitigate overlooking still further.

4.0 Design of the Scheme

Layout: The proposal is for a generous 2 bedroom bungalow comprising approximately 82 square metres (822 square feet). The property is set slightly left of centre of the plot to aid compliance with overlooking distances from the surrounding properties, namely No.2 Cliffe Close and the semi-detached properties over the road. Please refer to drawing no. 1782-002 for a detailed study of how the property relates to its neighbours with regard to overlooking distances and maintaining consistency with the established building line along this side of Cliffe Close. In addition a carport with parking provision for 2 vehicles and a garden are provided. Level paved access encircles the property for ease of maintenance and access to the property from the carport and garden.

Scale: The proposal is for a single storey bungalow with a pitched roof. This is entirely in keeping with the character of the area, indeed the adjacent properties at No.2 and No.4B Cliffe Close are bungalows.

Landscaping: The property has a generous garden approximately 12 metres by 10 metres wide. The garden is positioned between the property and the boundary abutting Cliffe Close.

Appearance: The proposed property has been traditionally styled and designed to match the styles of the surrounding properties, in particular No.4b Cliffe Close. Materials used are predominantly buff stone with stone details used on the elevations which matches the surrounding properties.

Access: The development will comply fully with all requirements of Approved Document 'M'. It should also be noted that the property is a bungalow and therefore offers level access throughout. A number of turning circles have been shown on the plans to show that the property is suitable for those with mobility requirements. In addition the two space carport has been positioned next to a door which opens up directly into the kitchen/diner. This is to ensure that it is as easy and as short a route as possible for an elderly or disabled person/couple to transfer goods or shopping from a vehicle directly into this area of the property. Level paved access encircles the property for ease of maintenance, access etc. Vehicular and pedestrian access to the property will be via a shared access drive with No.4B.

8.0 Concluding Statement

8.1 This design and access statement has been written in support of a planning application for a single storey and side extension to an existing gymnasium. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

8.2 The scheme has been designed which responds 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*
- *High quality materials (stone)*
- *More efficient use of land in a residential area*

8.3 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.