DESIGN AND ACCESS STATEMENT
REF 43/35/DAS01
November 2012

PROPOSED DWELLING,
LAND AT SOMERLEES, LANE HEAD ROAD, CAWTHORNE, BARNSLEY

1.0 Introduction

1.1 This Planning design and access statement has been prepared by Nuttall Yarwood & Partners Chartered Architects on behalf of Mr C. Harrison in support of the planning application for the proposed dwelling at Somerlees, Lane Head Road, Cawthorne, Barnsley.

1.2 This statement has been divided into a number of sections starting with a site description and overview of surrounding area.

1.3 A description of the proposed scheme will then be presented within the design and access section of this statement.

2.0 Site Description

2.1 The site is to the south west of the centre of Cawthorne and is approximately 0.32 ha in size (Red line area). The site is currently allocated as housing policy area on the UDP.

2.2 Access to the site is from Lane Head Road to a private driveway which currently serves two properties and leads directly from Lane Head Road.

2.3 Views of the site and the adjacent properties are obscured by the dense tree cover to the south of the site along Lane Head Road.

2.4 To the north, east, south and west of the application area are large detached properties constructed from brick and stone.

2.5 Hedges/natural stone walls/wire fences define site boundaries.

3.0 Design Statement

3.1 The proposed development is for the erection of a five bedroom detached dwelling with double garage and associated garden area served off the existing private access drive off Lane Head Road.

Type of development

3.2 The scheme is in accordance with the following Planning Policy Guidance:-

PPS1 – Delivering Sustainable Development.
PPS3 – Housing
PPG13 – Transport
Barnsley UDP – Site allocated as Housing Policy Area.
Policy H8D
Policy GS9
Policy GS22B
Policy T2
SPG3 – Infill Residential Development
SPG9 – Trees and Hedgerows
PAN30 – Sustainable Location of Housing

3.3 The proposal will comply with building regulations.

Amount of development.

3.4 The proposed development sits within a large area of land. Dividing the site as indicated on drawing 43/35/03. The proposed development is not detrimental to the existing properties.

Layout of the development

3.5 The internal layout ensures that the window openings are used to gain the best use of available light and do not overlook or over shadow any neighbouring properties.

3.6 The existing access drive from Lane Head Road will be used to serve the proposed dwelling. The new access drive will be surfaced as indicated on drawing ref no 43/33/03.

Scale of the Development

3.7 The scale of the development is thought to be appropriate for the site and surrounding area.

Provision of Landscaping

3.8 The existing landscaping will provide screening to the proposed development.

Appearance of the development

3.9 The materials used in the construction of the development will be high quality including natural stone, artificial stone slates, upvc doors/windows/screens and rwp goods etc. All to be agreed with the local authority planning department.

4.0 ACCESS STATEMENT

Introduction

4.1 This statement will briefly outline the approach that has been used in relation to access.

4.2 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).

Accessibility of the Site

4.3 The existing vehicular access into the site from Lane Head Road will be used for the new development, this access will be improved as previously described.

4.4 The new access drive will provided sufficient space for safe manoeuvring of vehicles in to and out of the site in a forward direction.

Parking

4.5 Proposed double garage and access drive will provide ample parking for visitors and residents.

5.0 CONCLUSION

It is our opinion that the proposal is in accordance with Barnsley M.B.C's Planning Policies therefore the Local Authority should support this application.