



CHARLES CHURCH

Low Rocha Grove, Millhouse Green,
Penistone

Replan of plots 82-85

Design and Access Statement

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1.0 Introduction

- 1.1.1 This document is produced in support of the application to amend the housetypes for 6 plots of the previously approved planning application (2006/1525).
- 1.1.2 The design philosophy for the wider scheme is not altered through this application. This document is therefore to be read in conjunction with the original Design and Access Statement.
- 1.1.3 The application is made in full and is supported by a number of documents, which are as follows:
- Design and Access Statement Addendum (this document)
 - Full set of scheme drawings.
- 1.1.4 There are a number of planning permissions granted for this site in relation to the wider scheme, by the previous developer Cala Homes. Charles Church have been developing out the extant permission for this part of the site, and are now seeking permission to vary the housetypes on plots 82-85, replacing them with six smaller 3 bedroom units. This will increase attractiveness of the development to the housing market.
- 1.1.5 This planning application seeks to provide six 3 bedroom plots on the site of four larger plots.

2.0 Relevant Planning Policy

2.1 Development Plan Policy

2.1.1 The key Development Plan policies are those contained within the Yorkshire and Humber Regional strategy (RS) adopted Barnsley Core Strategy document, and saved policies of the Unitary Development Plan (UDP).

2.1.2 The site is allocated for residential development in the UDP.

2.1.3 The following LDF policies and guidance are considered to be relevant to the scheme as a whole:

Core Strategy

- Objective 1
- Objective 4
- Objective 7
- CSP1
- CSP8
- CSP9
- CSP10
- CSP13
- CSP14
- CSP29

Unitary Development Plan Saved Policies

- H3
- H8
- H8A

2.1.4 The scheme was considered to comply with those policies in place at the time of granting permission. It is not considered that the adoption of the Core Strategy has materially impacted the principle of residential development, and these proposed plot substitutions are therefore considered to be policy compliant.

3.0 Design Analysis

3.1 Use

- 3.1.1 The proposed residential use for the site is in line with the wider scheme, which was granted planning permission in 2006, and subsequently amended through a number of planning applications
- 3.1.2 The principle of residential development for this site is therefore established.

3.2 Amount

- 3.2.1 The scheme proposals involve the substitution of 6 dwellings (6 detached units) on part of the site where there were previously 4 dwellings (4 detached units) approved.
- 3.2.2 The scheme proposals therefore provide for 6 dwellings within both parts of the site which totals some 1025 sq m in size.

3.3 Layout

- 3.3.1 The scheme layout does not propose to re-orientate any of the plots.
- 3.3.2 Parking is provided on driveways and in parking spaces as per the previously approved scheme.
- 3.3.3 Details on matters such as the construction compound layout are not proposed to be altered through this application.

3.4 Materials

- 3.4.1 Recently the Council approved a change in brick for the plots 82-85 (along with several other as yet to be built properties). It is proposed that the plots are constructed from the now approved Southdown Multi.
- 3.4.2 No further alterations to any of the previously approved materials are proposed.

4.0 Access

4.1 Vehicular and Pedestrian Access

- 4.1.1 The proposed principal vehicular and pedestrian access points to the site remain unaltered from that of the extant permission.
- 4.1.2 Minor alterations to individual plot accesses from the roads within the scheme are proposed. These are all compliant with local highways standards.
- 4.1.3 Access to the dwellings compliant with Part M of the building regulations will be provided.

5.0 Sustainability

- 5.1.1 The site is in a sustainable location within the Millhouse Green area of Pensitone.
- 5.1.2 As a redevelopment of a brownfield site, the scheme proposals are clearly sustainable.
- 5.1.3 Sustainability was assessed as part of the etant application, and it is not proposed to add anything further within this document.

- 5.1.4 6.0

6.0 Conclusions

- 6.1.1 The scheme proposals seek to respond to sensitivities within the local housing market to provide a product which is more appropriate to the current housing market.
- 6.1.2 The scheme proposals are in line with the previously approved residential scheme for the wider site.
- 6.1.3 The design philosophy for the scheme remains the same as that previously consented.
- 6.1.4 There are no technical reasons which prevent this application being granted planning permission.

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