Mr & Mrs J Oakley

Site
Adjacent to No 27 Pontefract Road
Shafton
South Yorkshire

Planning Application

Design & Access Statement

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1. STATEMENT

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Introduction

1.1 This statement is in support of a new development of one 2 bedroom dormer style bungalow. On land currently used as a side garden area adjacent to 27 Pontefract Road, Shafton, Barnsley, South Yorkshire.

1.2 The site in conjunction with the adjacent area has been visited and this statement takes into account the sites location, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

2.0 Assessment of the sites immediate and wider context.

2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access issues.

2.2 **Physical**

2.3 The site is rectilinear occupying approximately 324 square metres and runs parallel to Pontefract Road, Shafton; within the sites curtilage and forming part of the west boundary a group of sycamore trees play a dominant role with each having a tree preservation order attached. Schedule No 14/1999. The trees as a group form a distinct element of the west boundary and play an important role in the environmental landscape of the site and street scene. The sites topography displays a gradual slope from the east to west boundaries of approximately 1:32 which correlates to an overall drop of 0.540 metres from the east to west boundaries. The surrounding structures immediately east and directly adjacent to the site displays a two storey dwelling house constructed of red brick under a red plain tiled roof, this is owned by the applicant's family. To the east side of the family home is a detached two storey dormer style bungalow which is set forward, towards the public highway by approximately 6.5metres. This is a more modern building and uses stone work to the front elevation with red brick sides under a grey interlocking concrete tile roof set at 45 degrees. To the sites immediate west and set at a lower level stands a single storey bungalow in private ownership, again this utilises a stone feature front elevation with brickwork to the sides and rear. The roof is set at 30degrees and finished in a grey flat modern interlocking tile.

3.0 Access audit

3.1 The proposed site will have a 3 metre single access point to intersect with Pontefract Road at 90°. This initial access lies within close proximity to a signalised junction, which also has the benefit of a pedestrian phase. Due to this, the traffic speeds are relatively low and estimated to be around 15 to 20mph at this point, along the frontage to the site off Pontefract Road. Private vehicles will have the advantage to emerge from the site in a forward direction due to the manoeuvring area within the site which also forms the hard-standing and the local authority's criteria for parking two vehicles. There are pedestrian footways running along each side of the Highway out- side the domestic curtilage along the length and parallel to the site. (Site layout CAD/QA/1201,2,3)

3.2 Access to Motorways

The site is located within a short commute to Junction 38 A1M and junction 37 M1 of the motorway network .

3.3 Transport

A public road transport system is in operation and located within 50metres (1minutes) walking distance of the site.

3.4 Refuse/recycling

The dwelling will have an area for the storage of bins located to the rear of the property. Waste collection is to be undertaken by the local authority.

The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres

3.5 Economic

The scheme aims to provide good quality market housing within a village location which has good transport links to Barnsley, Doncaster, Sheffield, Wakefield, and the motorway network.

4.0 Relevant Planning Policies

4.1 The following policies have been taken into account in the submission of this application.

National Planning Policy Framework & Government Guidance
Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.
Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.
- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

Places, Streets and Movement, A companion guide to design Bulletin 32 – these sets out site line requirements for junctions and access points. For access onto a main road with a 30mph-speed limit a sightline of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30mph.

Local Policies

The site is located within the existing village and allocated as housing policy area in the Local development framework and Unitary Development Plan. Policies H8, H8D, DA2 are relevant to this proposal.

Policy H8D

Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would.
Not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy DA2
In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

SPD New Housing
Infill residential developments.

5.0 Relevant Planning History

5.1 There has been a previous application made on this site.

B/2004/0961 Residential Outline planning application for a detached dwelling with attached garage which was refused.

6.0 Involvement of community members and professionals, undertaken/planned.

6.1 The owners/tenants of the adjacent residential dwellings have not been consulted.

7.0 Evaluation of the context

7.1 Identification of opportunities

There are a number of benefits arising from the re development of this site. There will be a positive gain in the visual amenities by a sympathetic and well designed development. It will constitute a positive addition to the area and provide sustainable accommodation.

7.2 Identification of constraints

The design is sympathetic to the immediate surroundings and takes into consideration the needs and requirements of the middle aged sycamore trees which occupy the west boundary. The sites topography reflects a constant gradient of 1: 32 from east to west. The sites stone retaining wall to the west will be kept in situ delineating the boundary, as will the 2metre high timber fence to the east boundary and the and brick wall to the south.

8.0 Design of the scheme

Use

Is this justified in terms of :- Site and surroundings
The site has residential development on all sides.

Land use – The site lies within the village envelope and within a housing policy area.

Amount

Is their justification for :-How much development is proposed?

Due to the constraints of the site only one dwelling with an ancillary drive and parking area is proposed.

Layout:

The building is confined by the pre-determined boundary of the site and utilizes the available area outside the tree protection criteria laid down by the local planning authority. The ground floor consists of an entrance lobby Kitchen/dining area. While to the rear of the dwelling a lounge and utility room has been formed to suit the lifestyle of the applicants and owners of the site. The first floor is accessed via a flight of stairs which radiates from the ground floor lobby area to a landing leading to two bedrooms, bathroom and a home office/study. Both the bathroom and landing windows will be fitted with obscure glazing to offer privacy to the neighboring dwelling No 27 Pontefract Road. The dwelling has been designed to accommodate the local authority's criteria of privacy distances. (Floor plans CAD/QA/1205)

Landscaping:

Due to the nature of the development very little soft landscaping can be achieved. Paved areas for vehicles will be constructed of permeable materials as will the drive and turning head within the site. Hard landscaping will take the form of removing the 1800mm high existing timber fence abutting Pontefract Road and replacing it with a 1000mm high boundary wall/fence. This will afford highway safety to be achieved and sight lines of approximately 80metres. The south boundary will remain in situ i.e. brickwork wall with timber fencing panels over. The east boundary which separates the site from No 27 Pontefract Road will remain at 2 metres in height to maintain privacy. (CAD/QA/1203)

Appearance:

With respect to the architecture, the new dormer style bungalow is of a simple building form, with all elevations constructed of red brickwork. All under a traditional cut roof structure. The roof pitch has been set at 45^0 this forms a viable internal head room to the first floor roof space. In addition, the pitch will compliment that of the neighbouring dormer bungalow which displays a similar roof angle of 45^0 , which can clearly be seen from Pontefract Road. The finished roof covering will be a new generation of interlocking tile, manufactured by Marley. Within the roof pitch a single dormer window will project from the front and rear of the main roof, each of these will have pitched roof profile set as the main roof. It will be seen that by using this construction it is in-keeping with the ethos of the street scene. Fixed at eaves level the rainwater gutters and corresponding downpipes will be of ogee box type design moulded in Upvc, The external soffits, fascia's to the front and rear elevations will also be in maintenance free upvc with each gable finished with wet pointing. The main entrance door conforms to part M of the building regulations to suit the criteria of the disability regulations. All windows and doors will be hermetically sealed double glazed units and manufactured in upvc. With the finished colour subject to the local authorities planning department. (CAD/QA/1204)

9.0 Concluding statement.

9.1 This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the act.

9.2 During the design process, a number of meetings have been held with a dedicated planning and forestry officer, to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning and forestry officer, have been taken into account and incorporated into the overall scheme.

9.3 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.