

DESIGN & ACCESS STATEMENT

Relating to Proposed Detached Dwelling, At 6, High Street, Thurnscoe, Barnsley.

Applicant: Mr B Moffatt.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed building and its relationship with the adjacent dwellings and the character of the wider area. In particular the design of the proposed dwelling has been largely influenced by the existence of the existing dwelling on this site and the character of the adjacent properties. The statement also highlights the characteristics of the access to serve the proposed development.
- 1.3 The proposed development involves the construction of a detached bungalow with an integral garage and rooms in the roofspace to the rear of the existing dwellinghouse.

2. Design of The Proposed Dwelling.

2.1

The site of the proposed development slopes down slightly from the road to the back of the site and currently forms part of the extensive garden area of number 6 High Street. There are two dwellings adjacent to the existing property and their gardens and out buildings are adjacent to the application site. To the rear of this site is an open field that is used as a cricket ground. The applicant has considered a number of options for this site and has decided to amend the originally prepared plans in the light of the comments made by the Inspector in his decision letter relating to the recent planning appeal for this site. The details of the proposed dwelling have been arrived at in an attempt to create a dwelling that fits in well with the adjacent properties whilst preserving the amenities of the neighbouring residents.

2.2

The design of the proposed dwelling has also been affected to some extent by the applicant's requirement to provide sufficient accommodation for his growing family. The siting of the proposed dwelling is based largely on the siting of the previously proposed dwelling, which included discussions with one of the Council's planning officers (Paul Cooper). However, the dwelling has been set away from the boundary with number 8 High Street to ensure that the outlook and amenities of that property are preserved. The proposed development retains a good gap between the existing and proposed dwellings and every aspect of the proposed development accords with the Council's policies and guidelines for separation distances between dwellings and space about dwellings, as required by the UDP and Supplementary Planning Guidance Notes.

2.3

The external facing materials for the dwelling will be agreed before any work is commenced on site, but at this stage it is proposed to use a good quality facing brick for the walls, with either contrasting bricks to the heads and sills, or artificial stone heads and sills and dark coloured concrete tiles for the roofs. The design of the dwelling will complement the adjacent dwellings and will sit in well adjoining the trees at the rear of the site.

3. Access Considerations.

3.1 In terms of the access that will serve the proposed development we have basically looked at two options, as there is space down both sides of the existing dwelling to provide an adequately sized access to serve a single dwelling on this plot of land. However, the existing access and turning facilities work very effectively for the existing house, however, because of the concerns expressed by the Inspector relating to the possible impact of the access adjacent to the neighbouring conservatory it has been decided to move the access to the opposite side of the site. There is also sufficient space to the side of number 6, as shown on the submitted plans to ensure that the access and its use does not have an adverse effect on the amenities of the residents on either side.

3.2 It is considered that moving the access to the position shown on the attached plans will not have any material detriment on the amenities of neighbouring residents or the interests of highway safety. As this replicates the existing access arrangements on the opposite side of the property it is considered that there should be no objections from a highway safety viewpoint. No objections were raised to the previously submitted planning application on highway safety grounds and it is therefore presumed that no objections will be raised to this latest proposal by the LPA's highways Development Control officers.

6 High Street, Thurnscoe

From: **Smith, Matthew** (MatthewSmith@barnsley.gov.uk)

Sent: 02 April 2009 15:58:30

To: 'moffattb32@hotmail.com' (moffattb32@hotmail.com)

Attachments:

OneCare

To Mr Moffatt,

RE: 6 High Street, Thurnscoe

In response to your faxes, and the telephone conversations, I have looked into the merits of your proposal for residential development at the above site.

As you are aware there have been two planning applications refused at the site and two appeals dismissed. It is acknowledged, however, that the Inspector in the second appeal did indicate that residential development, in principle, would not conflict with the aims of Policy H8 of the UDP. However, the clear indications throughout both appeal decisions is with regards to the size and bulk of the proposed dwelling and its impact on the residential amenities of neighbouring properties.

Taking into account the above I have made an informal assessment of the sketches you have provided. Whilst acknowledging the constraints of the site, I have sketched on the plans a number of points that I feel should be looked at which would aid any resubmission (apologies for the roughness of the amendments and writing). These are as follows:

- Look to make the proposed dwelling squarer rather than rectangle. This will accord more harmoniously with the original dwelling and provide a similar association to that between 20 and 22 High Street. It would also reduce views of the proposed dwelling through the gaps between frontage properties that was a point made by the Inspector.
- By 'squaring' the dwelling this should allow the opportunity to reduce the ridge height and this should be reduced as much as possible
- Remove the dormers on the front facing 6 High Street - only veluxes should be on this elevation.
- Obscure glaze the windows to the front
- Indicate 2 metre high fencing around boundaries of application site.
- Look at provide tree planting between angle of property and 8 High Street which will help to provide screening of the proposal from the rear of this neighbouring property.

I still hold reservations with the principle of a property to the rear but I do acknowledge the views of the Inspector. Alterations according to the above would reduce the impact on the neighbouring properties to a level that, in my opinion, would be difficult to sustain a refusal on. I cannot provide any guarantees that approval would be granted but following the points above would I believe provide you with a greater opportunity of gaining a permission.

This advice is the opinion of the officer only based on the information submitted and is given without prejudice towards the determination of any subsequent planning application.

yours faithfully

Matthew Smith
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