# DESIGN & ACCESS STATEMENT

## Relating to Proposed Construction of 2 Dwellings, At 10, Lund Avenue, Lundwood, Barnsley.

Applicant: Mr J Clare.

## 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 houses and their relationship with the adjacent dwellings and the character of the wider area. In particular the design of the proposed dwellings has been largely influenced by similar semi-detached dwellings along Lund Avenue, together with a requirement to provide two semi-detached houses with a minimum of 2 bedrooms. The statement also highlights the characteristics of the access to serve the proposed development.

1.3 The proposed development involves the construction of a pair of semi-detached dwellings with off-street parking spaces in front of the dwellings within the curtilage of the applicant's existing bungalow, which is sited to the rear of the application site.

## 2. Design of The Proposed Dwellings.

2.1 The site of the proposed development slopes up initially from the road quite steeply towards the back of the site, which is relatively level and currently forms part of the extensive garden area of number 10, Lund Avenue. There are a number of dwellings adjacent to the existing property and their gardens and out buildings are adjacent to the application site. The application site fronts onto Lund Avenue and to the rear of this site is the applicant's current property, which is a detached bungalow, together with a number of ancillary outbuildings.

2.2 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 reasons given for the recent refusal of planning permission. The details of the proposed dwellings were originally arrived at in an attempt to create two dwellings for the applicant's children that will fit in well with the adjacent properties whilst preserving the amenities of the neighbouring residents.

2.3 The design of the proposed dwellings was not given as a reason for the refusal of the previously submitted application and it is therefore presumed that the design and external appearance of these properties will still be deemed to be acceptable. However, the siting and orientation of the proposed dwellings has been amended and the dwellings are now proposed to front onto Lund Avenue, which we feel will fit in well with the general character of the area. This ensures that the rear elevation of the houses will not now face the retaining wall that is to be built along the side boundary and will also ensure that no additional traffic associated with the new dwellings will use the altered access drive to number 10.

2.4 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.

2.5 The external facing materials for the dwellings 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 dwellings will complement the adjacent dwellings and will sit in well along this part of Lund Avenue.

## 3. Access Considerations.

3.1 In terms of the access that will serve the proposed development we have essentially replicated the access that was proposed along with the previously submitted planning application. The previously submitted application was not refused on highway safety grounds and it is therefore presumed that the same form of access is still deemed to be acceptable. The alignment of the access to the existing bungalow is to be altered as previously proposed and we are now looking to provide a maximum of two car parking spaces for each dwelling, with the access being directly off Lund Avenue.

3.2 The existing access and turning facilities work very effectively for the existing bungalow and the gradient of the access will be improved slightly as part of the proposed works. The slight change in the position of the access drive will not have an adverse effect on the amenities of the neighbouring residents and there will not be an increase in the traffic using that driveway as a result of this proposal.

3.3 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. 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.