Planning Statement including Design and Access and Heritage Impact Assessment,
For a Full Planning Application
For the Residential Development of Land
Off Fish Dam Lane, Carlton, Barnsley S71 3HF.

DAVENPORT CONSULTANCY

ENGINEERING AND PLANNING CONSULTANTS

Planning Statement to accompany a Full Planning Application For the Residential Development of land Off Fish Dam Lane, Carlton, Barnsley S71 3HF

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1. Introduction
2. Location of the site and Planning Policies
3. The Proposal
4. Compliance with Policy
5. Design and Access.
6. Heritage Impact Assessment. (see Annex A)
7. Conclusions

Planning Statement

1. **Introduction**
   a. The Davenport Consultancy has been commissioned by Andrew Bailey Architects Ltd to provide advice in relation to gaining planning permission for the residential development of land in Carlton.

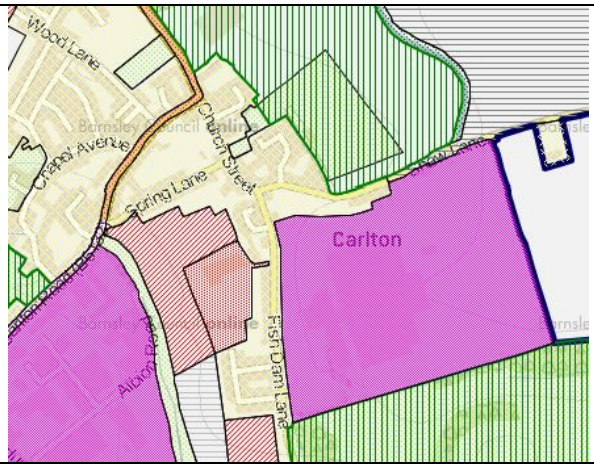
   b. This statement seeks to examine the policy background affecting the application and any other material consideration that indicate that the application could be granted without harming matters in the public interest.

2. **Location of the Site and Planning Policies**
   a. The Site is located close to the centre of Carlton on Fish Dam Lane close to its junction with Shaw Lane and lies just to the North of the former Wharncliffe Arms. This former public house has undergone a conversion to 2 dwellings.

   b. Carlton village is within the Barnsley Metropolitan Area and the relevant policies include the Barnsley LDF Core Strategy adopted in September 2011, Saved UDP policies and the SYRDG.

3. **The Proposal**
   a. The Application seeks permission for the construction of 20 semi detached dwellings and 4 Flats as shown on the application Drawing P01T.

4. **Compliance with Policy**
   a. The Local Plan proposals map indicates that the site lies within a residential policy area. The Development Plan also indicates that the site lies adjacent to the Carlton Conservation Area. This aspect of the application is dealt with in the Heritage Impact Assessment at Annex A to this appraisal.



Inset map showing application site in a Residential Policy Area near the Carlton Conservation Area

b.

c. The interactive Proposals map indicates that the relevant policies for this site include BA2, H8, H8A, H8B and H8C. Both policies H8B and H8C deal with , amongst other things, non residential uses in residential areas and home based businesses. Neither of these issues are relevant in the current application.

d. The relevant policies state the following:-

Policy H8

AREAS DEFINED ON THE PROPOSALS MAP AS HOUSING POLICY AREAS WILL REMAIN PREDOMINANTLY IN RESIDENTIAL USE. OTHER USES WILL ONLY BE PERMITTED WHERE THEY ARE COMPATIBLE WITH A RESIDENTIAL AREA AND OTHER POLICIES OF THE PLAN.

Policy H8A

THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

e. The proposal is for 24 dwellings and so complies with the allocated use of this development site and therefore satisfies policy H8

f. The Proposals have been carefully designed and subject to informal discussions with the Council in particular concerns regarding highways safety and the living conditions of future residents and neighbours have been taken into account. The proposal is fully compliant with the requirements of the Council in its role of Local Highway Authority (LHA) and the design and layout comply fully with the South Yorkshire Residential Design Guide (SYRDG).

5. Design and Access

a. Use and Amount
   i. The proposal provides for the construction of 20 semi detached dwellings and 4 self contained two bedroom flats

b. Layout
   i. The Layout has been designed to provide the geometry of the access road required by the LHA. In addition each property has been provided with off road parking and private amenity space, which more than meets that required by the SYRDG. In addition the fenestration and orientation of the properties ensures the provision and maintenance of privacy for both future residents and neighbours.

c. Scale (including Character and Appearance)
   i. In relation to the nearby conservation area this aspect of the proposal has been dealt with in the Heritage Impact assessment at Annex A.
   ii. The height, scale massing and appearance of the proposal has been informed by setting of the site and other nearby properties. The area comprises a mix of building styles and sizes but two storey, regular coursed stone buildings under grey slate roofs or stone roofs characterise the area. The design has also taken and adapted features from the neighbouring Wharncliffe Arms.

d. Landscape.
   i. Each house will be set in its own garden where future residents will create the setting for their homes. This will provide a similar landscape to that found along Fish Dam and Shaw Lane where the gardens of each individual property provides and contributes to the setting of this part of Carlton.

e. Appearance
   i. This has been dealt with under C above and in the Heritage Impact Assessment at Annex A.

f. Access
   i. The proposal utilises a new highway access on to Fish Dam Lane, which has been designed to meet the requirements of the LHA and to provide adequate off street parking. Notwithstanding this, the access to the site and buildings will comply with current requirements of the Disability Discrimination Act 1995 and Approved Document M of the Building Regulations 2004 or any subsequent documents as appropriate.

6. Heritage Impact Assessment
   a. This is at Annex A.

7. Conclusion
   a. For the reasons given above it is considered that the proposal complies with the requirements of the Development Plan and all other material considerations. As such it is suggested that planning permission can be granted without harming matters in the public interest.

Annex A

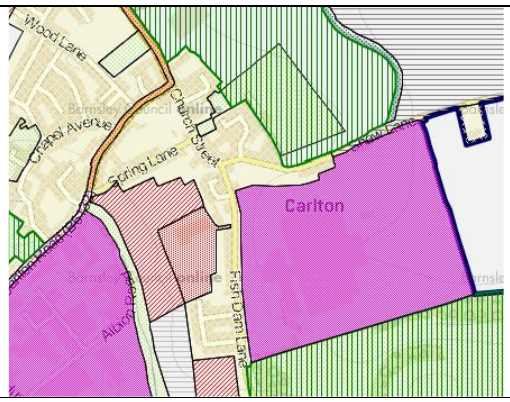
Heritage Impact Assessment

For Proposed 13 Dwellings at Land to the South of The Wharncliffe Arms, Fish Dam Lane, Carlton,
Barnsley S71 3HF.

Location and Description

1. The site is vacant land to the south of the former Wharncliffe Arms Public House and comprises partly of the car park to the Pub and partly open grassland, which does not appear to have had the benefit of recent cultivation and is in an overgrown state.
2. A small part of the site comprising the former car park lies in the Carlton Conservation Area whilst the northern and western boundaries abut the boundaries of the conservation area as shown below together with the inset map from the Local Plan and the site of nearby listed buildings.

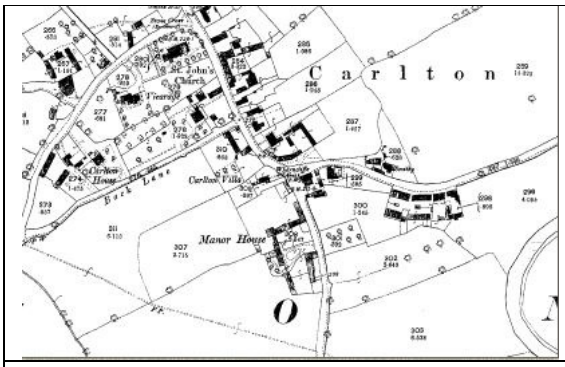
The Site Boundaries



Local Plan Inset Map

Boundaries of Carlton Conservation area

3. To date there is no appraisal document available for this particular conservation area.

	
1893 map of area	Historic England Map of nearby listed buildings

4. Conservation analysis indicate:-
    a. Carlton appears to have been an agricultural village comprising of ribbons of development along Shaw Lane, Fish Dam Lane/Church Street, Spring Lane and
    b. Carlton Road., All centred on the Church.

Farm? Buildings on Church Street	House opposite Wharncliffe Arms with capped gables and stone lintels, cills and reveals

Wharncliffe Arms a later building but retaining both the simple gable and capped gables found elsewhere in Carlton	Distant view of the listed Manor House from the application site with simple form recent house in the foreground with details echoing those of farm buildings on Church Street.

c. The principle building material is regularly coursed dressed stone under slate or stone roofs. The buildings are simple vernacular buildings, which appear to date from about the early to mid 19th century.

d. Within sight of the application site is the listed Manor House. However more recent relatively modern housing is located between the Manor House and the site, as shown above. This housing has the simple vernacular form of the earlier farm buildings on Church Street, where as the Wharncliffe Arms adjacent to the site has somewhat more detailed features and although built prior to 1893 has features reminiscent of its later Victorian construction.

e. The Listing for the Manor House property states:-

SE30NE BARNSLEY FISH DAM LANE (west side), Carlton 4/31 Manor House - II Farmhouse. Late C18, of 2 builds. Hammer-dressed stone, stone slate roof. Two storeys. The main part of the house, to the left, is of 3 symmetrical bays and has raised ashlar quoins. Central doorway in eared, moulded architrave with pulvinated frieze and small cornice. Flanked by 3-light flat-faced mullion windows with raised surrounds on both floors. Stone end stacks. The part to right is probably slightly earlier and has entrance to left with wide jambs and deep lintel. Later entrance to right. On each floor is a 3-light flat-faced mullion window with recessed mullions. Stone gutter brackets. Gable copings on moulded kneelers. Later brick stack with cornice. A later, lower, addition to right is not included in the item. At the rear is a projecting wing with a later addition.

Listing NGR: SE3674309900

5. The Listing for this property states:-

> SE30NE BARNSLEY FISH DAM LANE (west side), Carlton 4/31 Manor House - II Farmhouse. Late C18, of 2 builds. Hammer-dressed stone, stone slate roof. Two storeys. The main part of the house, to the left, is of 3 symmetrical bays and has raised ashlar quoins. Central doorway in eared, moulded architrave with pulvinated frieze and small cornice. Flanked by 3-light flat-faced mullion windows with raised surrounds on both floors. Stone end stacks. The part to right is probably slightly earlier and has entrance to left with wide jambs and deep lintel. Later entrance to right. On each floor is a 3-light flat-faced mullion window with recessed mullions. Stone gutter brackets. Gable copings on moulded kneelers. Later brick stack with cornice. A later, lower, addition to right is not included in the item. At the rear is a projecting wing with a later addition.
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Summary

6. The Conservation area is characterised by its relatively simple vernacular stone buildings together with their spacing and setting within a mature landscape.

Proposals and Justification

7. The Proposal's Relationship with the nearby Conservation Area
    a. Although the site lies mainly outside the conservation area it provides views into and from the area.
    b. The proposal had been designed to compliment the pallet of materials found in the conservation area and has taken clues from the built form and massing of other buildings and sites within the area. In particular the design has been referenced more towards the adjacent Wharncliffe Arms with coursed dressed stone walls, slate roof and stone lintels and cills.
    c. It is considered that the restrained design and materials used compliment the nearby conservation area without trying to create a pastiche and for these reasons the proposal is not harmful to the Heritage Assets within the Conservation area or the character and appearance of Carlton as a whole.

Conclusion

8. Since the proposal would increase housing supply and make use of vacant land without harming the Conservation area, it is considered that the Heritage Impact is acceptable.