

**OUTLINE APPLICATION FOR THE ERECTION OF  
1 DETACHED DWELLING**

**LAND AT 27 BEN BANK ROAD**

**SILKSTONE COMMON**

**BARNSLEY**

**DESIGN & ACCESS STATEMENT**

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## **1.0 INTRODUCTION**

- 1.1 Catlow Prideaux Partnership has been instructed by the applicants Mr & Mrs Corcoran to prepare and submit a Design and Access Statement to accompany an Outline Planning Application for the erection of 1 detached dwelling on land adjacent 27 Ben Bank Road, Silkstone Common, Bamsley.

## **2.0 ASSESSMENT**

- 2.1 The application site comprises of a rectangular area of land measuring 594 metres square in area and currently forms part of the side garden area of 27 Ben Bank Road, Silkstone Common, Bamsley. The garden is laid out with lawn containing borders with mature trees on the site frontage. The site slopes gently downwards in a south easterly direction. The application site is located within a Housing Policy Area on the Bamsley Unitary Development Plan (UDP).
- 2.2 The site currently has outline planning permission for the erection of a detached dwelling with means of access approved and all other matters reserved (ref; B/05/0299/PR). The approved access is through the front garden area of 27 Ben Bank Road and runs along the front elevation of the property.
- 2.3 The application site is located within a residential area of Silkstone Common adjacent to Ben Bank Road. The area is characterised by a variety of housing styles, designs and construction materials. To the south of Ben Bank Road are large detached dwellings set within large plots and to the north of Ben Bank Road are terraced properties.

- 2.4 The land surrounding the application is allocated as Housing Policy Area on the UDP.
- 2.5 In terms of social context, the site is large enough to accommodate one detached dwelling without detracting from the visual or residential amenities of the surrounding area. Given the small scale of the proposed development it is considered that the impact on local services will be limited.
- 2.6 In terms of economic context, the proposed development will generate jobs and support local businesses during the construction period, although there are unlikely to be any specific long term economic benefits.
- 2.7 The application site is located within a Housing Policy Area on the UDP and the following policy is therefore considered relevant;

**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.'*

- 2.8 The following policies contained within the UDP are also relevant in the consideration of this application;

**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.'*

**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 T2** 'Development will only be allowed if the additional demand for travel generated can be accommodated on the highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network, or through measures to assist in public transport, cycling or walking. Completion of the necessary highway works or other measures may be the subject of conditions attached to the planning permission or be the subject of a planning obligation under section 106 of the Town and Country Planning Act 1990 or other agreement requiring an appropriate contribution from the development to the cost of the works or measures.'

**Policy BE6** 'The Council will seek to achieve good design standards for all types of development. Proposals for development will be assessed using the following design criteria; A) The quality of layout, and suitability of scale of the development; B) the use, quality, design and landscape treatment of open land within the site and the area around buildings; C) The standard of detailed design and facing materials of proposed buildings; D) The suitability of the whole development for its proposed context and its relationship with adjoining land uses. Designs which the Council considers unsatisfactory in terms of any of these criteria will be rejected.'

**Policy GS22A** 'In assessing applications the desirability of retaining mature trees and hedgerows will be an important material consideration.'

**Policy GS22B** 'The following requirements will apply to planning applications for sites containing mature trees or hedgerows; a) planning

*applications proposing development on a site containing mature trees or hedgerows should include a survey identifying the type, size, location, and general condition of all mature trees and hedgerows and details of any remedial surgery required. The survey is the responsibility of the applicant as advised in DOE Circular 36/78; b) where development is acceptable in principle on a site containing mature trees which are to be retained, the layout must ensure that no buildings, access roads, parking areas, or drainage systems are located within the spread of any tree and no excavations or alterations to ground levels should be made within those areas; c) in order to protect trees during construction, temporary fencing should be erected around their canopy spread as advised by DOE circular 36/78. Where planning permission is granted for development on sites containing trees to be retained, conditions to this effect will be imposed.'*

2.9 The Council's Supplementary Planning Guidance Note 3 – *Infill Residential Development* provides advice on proposals which involve a single or small number of buildings on a piece of land within an existing built-up area.

2.10 Planning Policy Statement 3 – Housing, provides national guidance on new housing developments, the relevant paragraphs are as follows;

**Paragraph 1;** *'The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this objective, the Government is seeking to: a) ensure that a wide choice of housing types is available, for both affordable and market housing, to meet the needs of all members of the community; b) deliver a better balance between housing demand and supply in every housing market and to improve affordability where necessary; and c) create sustainable, inclusive, mixed communities in all areas. Developments should be*

*attractive, safe and designed and built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure.'*

**Paragraph 21;** *'In planning at site level, it is important that a broad mix of housing suitable for different household types is provided for on larger sites. For smaller sites, the mix of housing should contribute to the creation of mixed communities.'*

**Paragraph 36;** *'Although residential gardens are defined as brownfield, this does not necessarily mean that they are suitable for development. However in determining the policy approach, local planning authorities will need to have regard to the positive contribution that intensification can make, for example, in terms of minimising the pressure on green field sites.'*

**Paragraph 37;** *'New development should be of high quality inclusive design and layout and be informed by its wider context, having regard not just to neighbouring buildings but to the townscape and landscape of the wider locality. This does not mean that new development should replicate its surroundings. The key consideration should be whether a development positively improves the character and environmental quality of an area and the way it functions.'*

- 2.11 Planning Policy Guidance Note 13 – *Transport* provides national guidance on planning and transport and how to promote more sustainable transport options, the relevant paragraphs are as follows;

**Paragraph 13** *'To promote more sustainable patterns of development and make better use of previously developed land, the focus for additional housing should be existing towns and cities. PPG3 requires local planning authorities to build in ways which "exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services". PPG3 also requires local authorities to "place the*

*needs of people before ease of traffic movement in designing the layout of residential developments" and to "seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use.'*

**Paragraph 14** *'Local planning authorities in assessing the suitability of sites for housing development should, amongst other things, consider their location and accessibility "to jobs, shops and services by modes other than the car, and the potential for improving such accessibility.'*

### **3.0 INVOLVEMENT**

- 3.1 Given the size and scale of the proposed development it was not considered necessary to carry out a public consultation exercise prior to the submission of the application. It is our view that this is in line with the Council's Statement of Community Involvement.
- 3.2 This application will be subject to the statutory consultation required under The Town and Country Planning (General Development Procedure) Order 1995.

### **4.0 EVALUATION**

- 4.1 In this instance the opportunities of the site are; its location within an existing settlement; good accessibility; it is large enough to accommodate some form of development and is located within an existing Housing Policy Area on the Unitary Development Plan.

4.2 The constraints of the site in the formulation of the proposed design and access principles are; the location of surrounding properties and the presence of trees covered by a Tree Protection Order on the site frontage.

## **5.0 DESIGN**

### **5.1 Use**

5.1.1 The site forms part of the side garden area of an existing dwelling which is located within an existing residential area of Bamsley. The site is located within a Housing Policy Area on the Unitary Development Plan and has an existing outline consent for residential development.

5.1.2 Given that the site is previously developed land within an existing settlement, is surrounded by residential properties and has an existing consent for residential development, it is considered that the most appropriate use for the site is residential.

5.1.3 It is therefore considered that the proposal is in line with Policy H8 of the Unitary Development Plan and guidance contained within PPS3 – Housing in terms of the location of new housing.

### **5.2 Amount**

5.2.1 The application site currently has outline consent to develop the site with one detached dwelling which was granted permission in May 2005. This outline planning application also seeks consent for one detached dwelling. The amount of development proposed is therefore in line with the previous approval and is considered to respect the density and layout of the surrounding residential area.

5.2.2 It is therefore considered that the amount of development proposed conforms with the guidance contained within PPGS – Housing and would not be out of character with the surrounding area.

### **5.3 Layout**

5.3.1 The location of the proposed building is yet to be determined as this application is not seeking approval of siting. However it is envisaged that the dwelling will be located to the centre of the plot with off-street car parking and internal turning for vehicles provided to the front of the dwelling and a private garden area to the rear of the dwelling. The location of the dwelling within the centre of the site will also respect the layout of existing properties along this section of Ben Bank Road. The siting of a dwelling within the site would meet with the minimum distance requirements as set out in Supplementary Planning Guidance Note 3 – Infill Residential Development. The proposal would not therefore result in any overlooking or overshadowing of surrounding properties and would conform with Policy H8a of the Unitary Development Plan.

5.3.2 In terms of crime prevention measures, the proposed dwelling would have its own separate access and would be fitted with a security alarm system and security lightingz. The dwelling would also be fitted with double glazed windows and doors to meet with current Building Regulations.

### **5.4 Scale**

5.4.1 Details of the size and scale of the proposed dwelling will be submitted under a subsequent reserved matters application. The purpose of this application is to establish a permission for a dwelling utilising the revised access. It is envisaged that the proposed dwelling would be two storeys and reflect the size, scale and design of 27 Ben Bank Road. It is considered that a dwelling which reflects the size and scale of residential

properties in the vicinity of the site could be accommodated on the site without compromising visual or residential amenity.

## **5.5 Landscaping**

5.5.1 The application site is currently lawned and contains planted borders with mature trees along the site frontage. As part of the proposal a small pear tree to the centre of the site has been removed. Its removal was agreed under the previous extant permission for 1 dwelling. The three trees to the front of the site are to be retained. The areas to the front of the property will be hard landscaped in accordance with the method statement outlined in the Arboricultural Implication Assessment accompanying this application. The areas to the rear of the property will remain soft landscaped.

## **5.6 Appearance**

5.6.1 As outlined above the appearance of the proposed dwelling is yet to be finalised and such details will require approval under a future reserved matters application. It is likely that the dwelling will be of a similar design, appearance and construction materials as the adjacent dwelling 27 Ben Bank Road. It is considered that a dwelling could be designed to be built on this site to respect the design and appearance of other dwellings in the vicinity whilst conforming with Policy BE6 of the Unitary Development Plan.

## **6.0 ACCESS**

6.1 Policy T2 of the Unitary Development Plan relates to transport and new development. The policy states that development will only be allowed if the additional demand for travel generated can be accommodated on the

highway network without significant detriment to the environment or the safety and ease of movement of vehicles and pedestrians using the network. In addition guidance contained within PPG13 – encourages new housing to be located within existing settlements which are well served by public transport and where local services are within walking distance.

6.2 In terms of traffic generation, the local highway network does have the capacity to accommodate the highest number of potential trips likely to be generated by the development. One additional unit on the site will only generate minimal traffic flows and these will not be perceivable from the day to day fluctuations which currently take place on Ben Bank Road and the surrounding highway network.

6.3 The application is located within an existing settlement which is well served by public transport facilities and is within walking distance of local facilities.

6.4 The site is flat and level with the adjacent public highway. The site is accessible by private car, taxi, public transport and on foot. It is therefore considered that there will be equal and convenient access for all users.

6.6 Access to the site by emergency vehicles will continue to be off Ben Bank Road.

## **7.0 CONCLUSION**

7.1 Having outlined the design and access principles it is considered that the proposed residential development comprising of 1 detached dwelling is an appropriate form of development on this site. The issue relating to the revised access and its impact upon trees is dealt with by the Arboricultural Implication Assessment which accompanies this application. It concludes

that providing the necessary tree works are undertaken the proposed development would not compromise their health and future potential. As a result the proposed development does not conflict with the policies contained within the Unitary Development Plan, Supplementary Planning Documents or National Planning Guidance.