

Design and Access Statement

For

Proposed Residential Development
Rear Gardens of No 569 Doncaster Rd
Ardsley
Barnsley

For

Mr M Smallman

Prepared by

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Design and Access Statement

Proposed Residential Development: Rear Garden of No 569 Doncaster Rd, Ardsley.

This statement has been prepared to support an outline planning application for a residential development on the existing rear garden of No 569 Doncaster Rd, Ardsley, Barnsley. Section 42 of the 2004 act sought to provide a requirement for a Design Access Statement to be submitted with all planning applications (subject to some omissions)

It takes account of the advice set out in DCLG circular 01/2006, "Guidance on Changes to the Development Control System." It has also taken account of the CABI publication, "Design and Access Statements – How to write, read and use them."

These documents have a common approach to the form and content of a design and access statement:

"A design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way! (S60, circular 01/2006)

"The level of detail required in a design and access statement will depend on the scale and complexity of the application, and the length of the statement will vary accordingly. Statements must be proportionate to the complexity of the application, but need not be long." (S62, circular 01/2006)

Both documents also indicate the issues to be addressed, these being amount of development, layout of buildings, landscaping and appearance: the CABI document also makes reference to use: all six matters are addressed herein

Pre – Application Discussions

The applicant or agent has not undertaken and pre-application discussions with the local authority due to time constraints

The Proposed Development

The enclosed planning application seeks outline planning permission for the residential development of 3no detached dwellings on the existing rear garden of No 569 Doncaster Rd, Ardsley, Barnsley

Description of the site and its surroundings

The application site falls within an existing residential area to the East of Barnsley. The site is an existing area of gardens. As the property has extensive gardens an opportunity has been identified in terms of the possibility of siting additional residential units on this land.

Relevant Planning Policy Considered

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 1 (PPS) sets out the key objectives for the planning system. The emphasis is to promote sustainable development through the re-use of previously developed land and ensure the development is suitably well located and accessible in order to reduce dependence on the private car. PPS 1 states that;

“ Planning shapes the places where people live and work and the wintry we live in. Good planning ensures we get the right development, in the right place and at the right time. It makes a positive difference to peoples lives and helps to deliver homes, jobs and better opportunities for all, whilst protecting the countryside and open spaces that are vital resources for everyone.”

PPS 1 highlights the importance of achieving sustainable development through the prudent use of resources and previously developed land. In particular, local planning authorities are directed to support the development of vacant or underused land with more intensive design in terms of densities for residential development. Specifically PPS 1 states that the local planning authorities should;

“ Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring back vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land.”

The application site is within a highly sustainable location given its proximity to employment, transport, leisure and local amenities. The site is an existing Brownfield site within an establishes urban area, and, through the release of Brownfield sites for residential development, development pressures will be received from Greenfield sites which in turn will help to conserve and maintain important open spaces.

Planning Policy Statement 3: Housing (2000)

Planning Policy Statement 3, 'Housing', was introduced by Government in November 2006 and together with the former PPG 3 'Housing' states that the planning system should deliver;

- *“High quality housing that is designed and built to a high standard;*
- *Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure”*

It also continues to promote the key development theory of sustainability. The premise is that all new housing developments should be located in such a way that it is accessible to local amenities, employment opportunities whilst at the same time being the best use of existing previously developed land.

Planning Policy Guidance Note 13: Transport (2001)

The advice contained within Planning Policy Guidance Note 13 reflects that advice given in PPS1, in terms of promoting the theme of sustainability through development. PPG 13 promotes sustainable patters of movement, in particular maintaining that all new development should be easily accessible by modes of transport other than a private car.

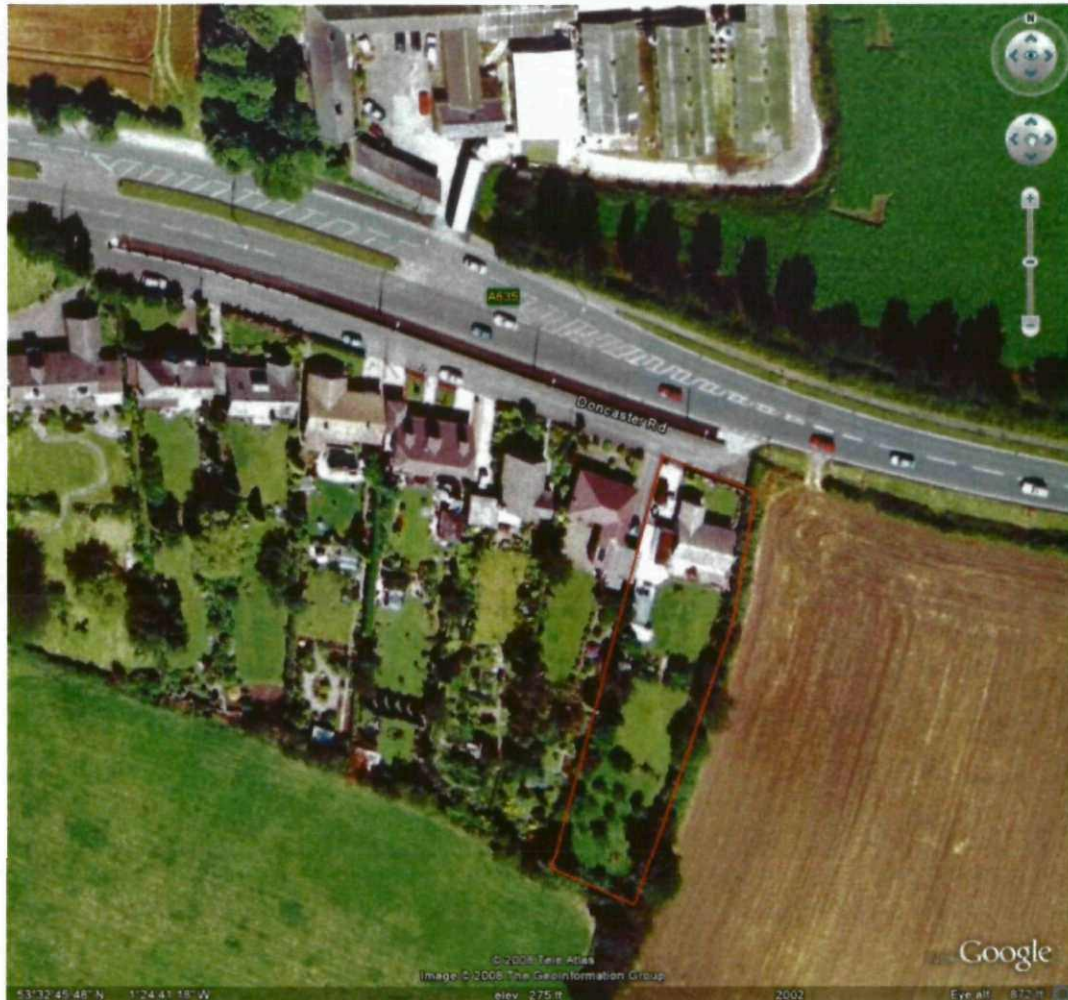
Paragraph 13 specifically states that:

“ To promote more sustainable patterns of development and make better use of previous developed land, the focus for additional housing should be existing towns and cities. PPG 3 requires local planning facilities to build ways, which exploit and deliver accessibility by public transport. To jobs, education and health authorities to place the need of people before ease of traffic movement in designing the layout of residential developments and seeking to reduce car dependency 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.”

The application site is located within the Ardsley area of Barnsley and is a short drive to the local amenities. This is considered to therefore be a highly sustainable location and subsequently in compliance with the aims of PPG 13.

Amount

The attached planning application is seeking outline permission for the erection of 3no dwellings with each dwelling having an approximate 160m² gross floor area over two storeys. The application site has an area of approximately 1376m² and is situated within an existing residential development.



The above picture identifies the application site outlined in red

Layout

This side of Doncaster Rd has quite a well-defined building line back from the line of the A635. This has been taken into consideration and reflected in the way the dwellings are situated on the plot. The dwelling fronting the A635 will be no closer to the road than the existing bungalow proposing to be demolished.

Please also refer to drawing 08/059/02, which shows the site plan clearly showing the position of the dwellings in relation to surrounding areas.

Routes

The proposed development will maintain distance from all four boundaries in order to create routes around the properties. Vehicular and pedestrian access to the site will be via a new access road to the plot in the position of the existing driveway to No 569 Doncaster Road. The exact layout of access is to be determined at the full application stage should outline approval be granted.

Scale

The surrounding area is mixed in terms of character and design. All properties are of a larger style and are predominately detached. External walls are a mixture of facing brickwork and engineering brickwork and roofs are a generally of hipped and pitched with a tiled finish. Windows and doors are a mixture of both uPVC and timber. The overall appearance of properties are to be determined at the full application stage should outline approval be granted.



Photograph above shows front of existing property No 569 Doncaster Rd



Photograph above shows rear of existing property No 569 Doncaster Rd



Photograph above shows rear garden to existing property No 569 Doncaster Rd



Photograph above shows rear garden to existing property No 569 Doncaster Rd

Landscaping

As visible from the photographs included within this document it is clear to see that there is considerable vegetation growth and a number of established trees on the plot. It is proposed that where possible established trees will be maintained and a further planting and landscaping scheme employed. Details of this together with boundary treatments and surface finishes to roads and driveways are to be determined at the full application stage should outline approval be granted.

The circular accompanying the regulations state that it must be explained how the landscaping will be maintained. In this case all the space is private and all the landscaping will be maintained by the house owner.

Appearance

The surrounding area is mixed in terms of character and design. All properties are of a larger style and are predominately detached. External walls are a mixture of facing brickwork and engineering brickwork and roofs are a generally of hipped and pitched with a tiled finish. Windows and doors are a mixture of both uPVC and timber.

The design concept has been to create modern housing for the 21st Century, without being disrespectful to its surroundings. The properties are set out over two storeys. The overall external appearance will be designed in such a way to complement the surrounding properties; however this is to be determined at the full application stage should outline approval be granted.

Access

The site is within an existing residential area of Ardsley and is well located for vehicle and pedestrian access to convenience shops, doctors, schools and public transport.

Public transport is well provided for in the locality. There is a bus stop in walking distance from the plot. The bus service gives access to employment, shopping facilities as well as evening entertainment.

The location of the site is sustainable and has good provision for means other than the car.

Both vehicular and pedestrian access to the site is to be via the new access road off the existing private driveway.

Conclusions

The proposed development of the site for residential use is considered appropriate in land use terms. This is an existing Brownfield site within an existing built up urban area and on this basis the principle of development is appropriate.