

**DESIGN AND ACCESS STATEMENT IN RESPECT OF  
AN OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT  
ON FORMER GARAGE SITE, FOUNTAIN CLOSE, DARTON, BARNESLEY**

**DESIGN**

**USE**

The site consists of an existing former residential garage site adjacent Fountain Close, Darton. The site has recently been sold at auction and was originally owned by Barnsley M.B.C. Pre-submission discussions have taken place with the planning department to establish the suitability of residential development. The site is adjacent Green Belt and with the exception of hard paved areas and former garage bases, the remainder of the site is grass land with a number of trees around the curtilage. The site is generally level where potential development could take place. Direct access is available onto the adjacent highway.

**AMOUNT**

The application proposes a new single storey dwelling capable of providing two bed roomed accommodation together with an integral garage.

**LAYOUT**

The application site is bounded by existing residential development on its southern and eastern boundaries, public highway is adjacent the site on its south-western corner and the north-east and north-west boundaries adjoin Green Belt and a small portion of the Green Belt on the north-west boundary. A number of trees exist on the northern edges of the site and a large sycamore tree is adjacent the entrance to the site but outside the site curtilage.

**SCALE**

The scale of the proposed building will be single storey and located a comfortable distance away from the adjacent bungalows on Fountain Close. No habitable room windows will be present on elevations facing these existing dwellings.

**LANDSCAPING**

The main feature of the site is the established tree screening towards the north and it is intended to retain the majority of existing shrubs and trees with the exception of the possible removal of one tree within the vicinity of the proposed building footprint. Other than hard landscaping to the parking/turning area and footpaths, the remaining soft areas will be further enhanced with domestic scale garden planting.

**APPEARANCE**

As this is an outline application only, decision regarding external materials and general appearance of the dwellings are left as Reserved Matters.

**ACCESS**

Access to the site will be directly of the adjacent highway and local authority parking standards for a single dwelling will be achieved. No excessive gradients will be created between the parking area and the finished ground floor level of the building.

DEVELOPMENT DIRECTORATE  
Planning and Transportation



To: Financial Services, Property and Procurement, Asset Management, Springfield House  
My Ref: POL/HEW/SG/DT/07-2321 ADIP      Your Ref: AMP(S)/PMA/ADIP3  
Date: 22 October 2007      Enquiries to: Helen Willows      Ext: 2642

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Subject: **Asset Disposal and Investment Programme  
Fountain Close Garage Site, Darton**

Thank you for your consultation concerning the sale of the land at Fountain Close, Darton for use as a garage site or for residential development.

There would be no objection to the sale of the land for a garage site.

As a small brownfield site in a housing policy area the principle for residential development of a single dwelling would be acceptable provided that the standards set out in Unitary Development Plan policy H8D and Supplementary Planning Guidance Note 3 can be met.

Any development must provide an on site turning area to prevent vehicles reversing on/off the public highway, to the detriment of road safety.

A small corner of the site extends into the green belt. If the site is to be developed, this land should not be included in the developable area, or used as garden. I have attached a plan to indicate the extent of the green belt in the vicinity of the site.

It would be desirable to retain as many trees as possible on the site. The development should incorporate some tree planting to compensate for any loss of trees on the site. The large sycamore immediately adjacent to the site entrance (but outside the site) must be physically protected from damage during construction.

I trust these comments are helpful.

Kind regards

Helen Willows

For and on behalf of  
Strategic Policy Manager