DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSED SINGLE DETACHED DWELLING ADJACENT TO AND WITHIN THE CURTILAGE OF 12 CONE LANE, SILKSTONE COMMON, BARNSLEY.

This design and access statement is a revised version of the one that was submitted with the original application which was ultimately withdrawn in order to address a boundary issue with Network Rail. This revised submission takes account of the relevant boundaries that were subsequently confirmed after consulting the applicants historical deed plans.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location is within an established residential area in the village of Silkstone Common. It is currently part of the gardens to the host property, 12 Cone Lane.
The site has no special designation and it is not within a conservation area.

Site

The site consists of an established garden area on the south side of the existing dwelling. This garden area has now become surplus to the requirements of the current owner who is increasingly finding it difficult to maintain this part of the garden and it has now become overgrown. The existing dwelling (no. 12) is a traditional 'chalet style' dwelling with bedrooms contained within the roof void.
The site is bounded on the east by the railway line between Barnsley and Huddersfield. Indeed the station platform at Silkstone Common is located on the opposite side of the hedgerow. A small car park serving the station is located immediately to the south of the site and to the west is Cone Lane with established residential properties on the opposite side of the lane. existing established pharmacy on the ground floor with flat accommodation over.
In terms of planning history, there was a planning approval for a detached dwelling on the same area of garden. This permission dates from 1995 and was approved under ref: B95/0055/PR. The permission was never implemented.
The site slopes gently upwards away from the existing dwelling with established hedgerow screening along the western and southern boundaries.

Social

Due to the scale of the proposed development, there will be no significant social consequences arriving from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, e.g. local builders, builders merchants and suppliers etc.

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Planning Policies

We consider the proposal complies with national and local planning policies.
General discussions have taken place with the planning department prior to this formal submission to establish whether in broad terms, development could be supported. The general feeling at that time was that although the site is modest in size, if an appropriately designed dwelling was put forward, this could stand a good chance of receiving the support of the planning department.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and that the proposal is not of a contentious nature, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances, overlooking and overshadowing etc.
Although the proposed garden areas are modest in size, they are well screened on the boundaries with established vegetation and as they do not back onto other dwellings, they will be private.

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DESIGN

Use

The proposal is to erect a single detached 'chalet style' dwelling on the site. Sleeping accommodation will be contained within the roof space. A garage and drive with off-street parking is also proposed.

Amount

The proposal creates a modest dwelling with two bedrooms. The overall floor area will be approx. 1000 sq ft. Private garden space will be located mainly on the eastern side of the dwelling, with a further side garden providing a buffer between the adjacent small car park and the dwelling. The garden will be well screened from the adjacent railway line by the established hedgerow.

Layout

The proposed building will be constructed with the main elevation facing Cone Lane, reflecting the general street scene produced by the existing dwellings which are a mix of two storey houses, chalet style bungalows and traditional bungalows. The host dwelling is a chalet style dwelling of similar proportions to the proposal and the dwelling across from the site on the opposite side of Cone Lane is a two storey house. The dwelling frontage will be positioned approximately 1200mm behind the existing stone boundary wall to Cone Lane, this will permit the greatest depth of private garden space to the 'rear' of the dwelling. The drive and garage will be located on the north side in order to create a reasonable gap between the existing dwelling and the new building.
The layout has been designed to allow maximum privacy to both new and existing occupiers of the properties. The new gable facing the existing dwelling will have no windows and the rear garden areas will be screened from each other by the garage and side boundary wall serving the new dwelling.

Scale

The surrounding property takes the form of established semi detached or detached houses and bungalows. The new dwelling is of similar scale to the adjacent property although considerably narrower in width. The proposal is therefore appropriate to its setting.

Landscaping

All existing mature landscape features around the site will be retained where possible. This takes the form of established hedgerow and tree screening which is dense enough to not require any further 'reinforcement'. The private garden area to the rear of the property will no doubt be planted or seeded to the owners requirements. There are no existing trees on the site that infringe upon the proposed footprint of the new dwelling.

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Appearance

The external built form will be of good quality facing brick with stone detailing. The roof will be either plain tiles or slate to LPA approval. The whole, harmonising with surrounding properties.

Access

A new access drive will be created to serve the new garage. A parking space will also be maintained in front of the garage.
The drive will be surfaced and sealed, with no excessive gradients.
Access into the dwelling will be designed to be compliant with the DDA regulations.