

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF 1 DETACHED DWELLING LOCATED
ALONGSIDE AND WITHIN THE CURTILAGE OF
THE HOST DWELLING AT 59 DARTON LANE, DARTON, BARNSELEY
(including demolition the existing garage serving the host dwelling)**

ASSESSMENT OF CONTEXT

Physical

Surroundings

The site of the host dwelling is no 59 Darton Lane, a semi-detached two storey dwelling.

The site is in an established residential area where the dwellings are a mixture of detached and semi-detached houses and bungalows.

The applicant also owns the adjacent detached bungalow to the west in addition to the host dwelling.

The site has no special designation and it is not in a conservation area. Access routes are along the main highway (Darton Lane) which runs alongside the southern boundary.

Site

The site consists of part of the substantial gardens of the host dwelling and is to the side of the existing dwelling, but the length of the new plot will run the full depth of the original garden from it's southern boundary adjoining Darton Lane to it's northern most boundary.

The proposal will include the demolition of the existing detached '3 car' garage building which is located to the side of the existing dwelling and is positioned partly on the footprint of the proposed dwelling.

The existing mature gardens will be retained where possible and a number of trees exist on the site, some of which will be removed to facilitate this development.

The host dwelling will retain a significant garden area and so the private amenity space for both existing and proposed dwellings will be considerable.

The site is generally level other than the front garden and drive which slope down to Darton Lane..

Social

Due to the scale of the development there will be no significant social impact.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect.

There will be the potential for certain local businesses to be supported by this project both in the short term, e.g. local builders, builders merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new occupants of the proposed dwelling.

Planning Policies

We consider the proposal complies with local planning policies and discussions have taken place with the planning department to establish that the proposal in principle could be supported by the planning authority.

The site is in a sustainable location being within easy distance of local services in Mapplewell or Darton and on an established bus route linking Darton with Barnsley town centre and beyond.

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INVOLVEMENT OF COMMUNITY MEMBERS

Basic sketch layout proposals have been discussed with the planning department and the general comments received have been considered in the preparation of the submitted scheme.
No consultations with community members have taken place, as the scale of the development is 'low key' and is not considered contentious in any way.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space allocation, separation distances, overlooking and overshadowing etc.
Our clients consider there is a local need for dwellings of the type proposed and that this is an appropriate form of development for this site/location.

DESIGN

Use

The site is currently occupied by a semi-detached dwelling set within very large mature landscaped gardens.

Amount

The proposal is to erect a single detached three bedroom dwelling with upper floor accommodation contained within the roof void of this 'chalet style' design. The dwelling will have an integral garage and private garden areas will be located to both front and rear, but the private amenity space/garden will be predominantly to the rear.

Layout

The proposed dwelling will be positioned to the side of number 59 and between it and the bungalow on the lower side to the west. Effectively an infill plot. The main elevation (gable) will face Darton Lane to the south and the rear gable will face the private rear garden area. The side walls of the new dwelling will have minimal window openings to protect the privacy of both new and existing dwellings.
The new dwelling will be accessed either off the existing shared front drive or alternatively (subject to highway approval), via a new access from the existing drive serving the bungalow known as 57A and across the existing adjacent highway verge.

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Scale

The surrounding property takes the form of a semi-detached two storey house to the east and a detached bungalow to the west. The bungalow is at a lower level than the subject site.

The proposed dwelling will be designed to have any upper floor accommodation contained within the roof void so that the dwelling is a 'chalet style' design with it's overall height kept to a minimum. The immediate area under the footprint of the proposed dwelling is to be reduced by approximately 900mm to ensure that that the street scene presents a natural step in roof levels when viewed from Darton Lane.

The dwelling will be of an appropriate scale when viewed against the surrounding built form.

Landscaping

Basic landscape works will be introduced as part of the necessary alterations to the front garden to form the new access, but in the main, the existing mature garden areas will be retained wherever possible.

Appearance

The external built form will be of good quality facing brick with stone detailing. There may be selective areas of cement rendering, but these will be formally agreed with the LPA if these are to be introduced. The roof will be either plain tiles or slate to LPA approval. The whole, harmonising with surrounding properties.

Access

The access drive serving the new plot will be either off the existing shared drive with numbers 59 and 61 Darton Lane or alternatively (subject to highway approval), off the drive which serves the bungalow known as 57A although this will involve passing over the highway verge.

The new drive will be surfaced and sealed and will be suitable for use by disabled persons. Access into the dwelling will be compliant with Part 'M' of the approved documents.