
PROPOSED RESIDENTIAL DEVELOPMENT

ON LAND AT

**WINDHILL DRIVE
STAINCROSS
BARNSELY**

For

PEARL DEVELOPMENTS LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

BACKGROUND

The proposal is for residential development on land at Windhill Drive, Barnsley comprising two pairs of two storey semi-detached dwellings and a single detached bungalow.

The submitted drawing shows the site area outlined in red. An additional area of land adjacent 9 Windhill Mount (shown edged blue on the submitted drawings) is within the applicants ownership. However it appears that the boundary fence between the maintained garden areas of 9 Windhill Mount and the application site does not reflect the information shown on the title plans.

The resolution of this matter may take considerable time, therefore the application is based upon the site area free of ownership issues.

Agreement has been reached between the Applicant and the owner of 14 Windhill Drive regarding an exchange of land. The owner of 14 Windhill Drive will acquire the land and garages adjacent to their property in exchange for a section of their rear garden areas. Appropriate Notice has been served as required.

THE SITE AND PROPOSALS

The site has recently been acquired by the Applicant at auction and was formerly a garage site owned by the Local Authority.

The site lies within the long established residential area of Staincross

The site is close to the village of Mappelwell.

The submitted drawings include a topographical survey showing boundaries and levels. The site is generally flat but falls away towards the western and southern boundaries. The survey shows ridge and eaves heights of properties adjacent the site.

There are extensive views over open countryside from the site to the south. The dwellings have been designed to take maximum advantage of this.

Due to the local topography the ground levels around 9 Windhill Mount are lower than the general site levels and the relative ridge heights of the existing and proposed dwellings are shown on the submitted drawings.

To ease the transition between the new two storey properties and 9 Windhill Mount it is proposed that a bungalow will be constructed (Plot 5). Not only will this minimise the variation in relative ridge heights but will also prevent significant overlook in or overshadowing.

The general character of the area is that of traditionally constructed, closely spaced residential properties, generally with masonry walls and pitched roofs with gables.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The site is situated in an established residential area and the proposal is appropriate and will not cause significant harm to the general amenity of neighbouring properties.

Access will be formed to each property direct from Windhill Drive

The proposed traditionally constructed dwellings are in keeping with the general style and scale of properties in the area. The proposals are intended to be complimentary to the dwellings in the general area and respect the local vernacular.

The proposals for residential development of the site will causes no significant harm to the local environment and does not create any Planning difficulties.

The proposal complies with policy in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the buildings has been designed with regard to separation from adjoining buildings, footways, highways, site topography, views from the site and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways with the introduction of screen fencing and planting where appropriate.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The scheme has been designed with reference to Policy with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

The proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The site is within an established residential area. This will not cause conflict or created unacceptable amenity levels for the existing residents. Further, the traffic generated will not cause disturbance or nuisance.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

To the newly constructed dwellings the entrance doors, and the internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

CONCLUSIONS

The proposal is within an established residential area and complies with Local and National policies relating to residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.
