

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF 2 No. DETACHED DWELLINGS LOCATED WITHIN THE GARDEN OF
THE HOST DWELLING AT 59 DARTON LANE, DARTON, BARNSELY
(to include the erection of a detached garage for 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.

A substantial area of green open space is located immediately behind the northern boundary. The site has no special designation and it is not in a conservation area. Access routes are along the main highway (Darton Lane) on the southern boundary.

Site

The site consists of part of the substantial rear garden to the north of the host dwelling, being well screened from adjacent bordering property by mature hedge planting and trees.

The host dwelling will retain a substantial area of the rear as private amenity space.

The site is generally level other than the access drive from Darton Lane..

Social

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

Economic

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 merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new families that will occupy the dwellings.

Planning Policies

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

This site can be classed as a 'brown field' location and the development will include the removal of the current redundant building.

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

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF 2 No. DETACHED DWELLINGS LOCATED WITHIN THE GARDEN OF
THE HOST DWELLING AT 59 DARTON LANE, DARTON, BARNSELY
(to include the erection of a detached garage for the host dwelling)**

INVOLVEMENT OF COMMUNITY MEMBERS

Our client has discussed the proposed development with adjoining neighbours who are generally supportive of this proposal.

Basic sketch layout proposals have also been discussed with the planning department and general comments received which have been considered in the preparation of the submitted scheme.

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.

DESIGN

Use

The site is currently occupied by a single dwelling set within large gardens.

Amount

The proposal is to erect 2 no detached dwellings one of which will be single storey. Each with private garden areas and garages.

Layout

The proposed dwellings will be constructed with their main elevations facing the rear of the host dwelling with private garden areas to the rear. They will be accessed by a shared private drive extending passed the gable of the host dwelling.

Scale

The surrounding property takes the form of established detached and semi-detached houses and bungalows. The proposed dwellings are two storey and single storey and therefore appropriate to their setting.

Landscaping

Basic landscape proposals will be introduced as part of the developers works and will take the form of selective tree and shrub/hedge screening generally around the perimeters of the individual garden areas.

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF 2 No. DETACHED DWELLINGS LOCATED WITHIN THE GARDEN OF
THE HOST DWELLING AT 59 DARTON LANE, DARTON, BARNSELY
(to include the erection of a detached garage for the host dwelling)

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

The access drive to plot A and B will be directly off the shared drive which also serves the host dwelling and has an established junction with Darton Lane.

Drives will be surfaced and sealed and will be suitable for use by disabled persons. Access into the dwellings will be easily negotiated and again level access will be provided for people with disabilities.