Design & Access Statement

Proposed Residential Development at
Land At Ballfield Lane, Kexborough, Barnsley

Prepared by
White Agus Partnership
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White Agus Partnership

Surveyors and Building Design Consultants

Site Address:

Land adjacent 14 Ballfield Lane, Kexborough, Barnsley

Date:

31st May 2011

Contact Details:

	Aplicant Details		Agent Details
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1 - Background

This Statement is in support of a Full Town & Country planning application for residential development on land adjacent 14 Ballfield Lane, Keborough, Barnsley.

Outline Town and Country planning approval was granted by Barnsley M.B.C. on 19th April 2010 (Application ref 2010/0446) for a total of 3 dwellings with the following matters reserved:-

- Scale of the buildings
- The design and external appearance of the proposed development
- Landscaping.
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Full Town & Country Planning approval (with conditions) was granted for four dwellings by Barnsley M.B.C. on 26th May 2011 Ref 2011/0379

2 - The Site

The application site is sitauted in Kexbrough, which is a village in the Metropolitan Borough of Barnsley (part of South Yorkshire, England), on the border with West Yorkshire. Kexbrough lies directly to the west of Darton off the A637 road.



The site, as identified on the drawings submitted with the application, is situated to the west of Ballfield Lane.



The site was garden space to no14 Ballfield Lane.

Access to the site is direct from Ballfield Lane, running between no4 and no10. This has already been approved underboth the outline and full applications.

There are no buildings on the land.

The area is predominantly residential in nature with general shops, post office and a pharmacy.

Public transport is available a short distance from the site with frequent services into Barnsley.

3 - The Proposals & Design Considerations

The proposals include the construction of five dwellings with access from a private drive that leads from Ballfield Lane.

The general site layout, siting of buildings and assocaited car parking is revised from the schemes that were granted outline and full approval.

The proposals have taken into account the charateristics of the area, and believe that it will have only postive impact on the immediate and surrounding area.

Charteritics of the area are shown in the follwing photos:













The proposals have regard to the policies and proposals contained in the UDP particularly with regard to:

Policy H8A

Policy H8D

SPG3 – Infill Development

Policy H8A
THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

The two and a half storey properties proposed are compatible with the general context of residential properties in the locality. The separation distances proposed exceed the minimum guideline requirements set out by Barnsley M.B.C. in the UDP. The siting of the buildings proposed will not cause unacceptable overshadowing, overlooking or loss of privacy.

The scale and appearance of the proposed dwellings was considered in the context of surrounding properties and recent both local residential developments and housing developments accross the Borough.

Policy H8D

PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

It has been shown, by reference to the Outline and Full approvals that these criteria have been met with no harm caused to the local environment, amenities of residents or traffic problems.

In particular it has been shown that the requirements regarding minimum separation distance between existing and proposed dwellings are exceeded.

When designing the layout of the proposed dwellings reference was made to the siting of buildings approved under the earlier application.

The size proposed for each dwelling 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 and scale of surrounding features.

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

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.

The layout of the development was governed by the location of the proposed access points, existing rights of way and separation distances to surrounding dwellings

The principals set out therein have been adopted where appropriate. This includes:

Vehicular and pedestrian routes have been designed in a way that ensures that they are open, direct and used as much as possible. The layout does not undermine the defensive space of neighbourhoods because of the positioning of boundary treatments and location of private amenity areas.

4 - Social & Economic Context

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

5 - Access

The site is generally reasonably level and it is intended that approaches to the entrance doors will meet the requirements of Part M of the Building Regulations with regard to either a ‘level’ or ‘ramped’ approach from the footway and parking areas.

The access to the site and turning area will be constructed to appropriate Local Authority standards. The location of the access points have been positioned to provide a safe and efficient layout.

6 - Assessment

The proposal is within an existing settlement and therefore complies with Local and National policies relating to residential development.

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.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

Further Information (pictures of the site)





