

**PROPOSED TOWN & COUNTRY PLANNING
APPLICATION FOR A
DETACHED, THREE BEDROOM,BUNGALOW
AT
120A ST GEORGES ROAD
BARNSELEY
For
DEVELOPMENTS BY BOUTIQUE
DESIGN AND ACCESS STATEMENT**

BACKGROUND

The application is for the demolition of an existing dwelling and associated outbuildings and the construction of a detached, 3-bedroom bungalow.

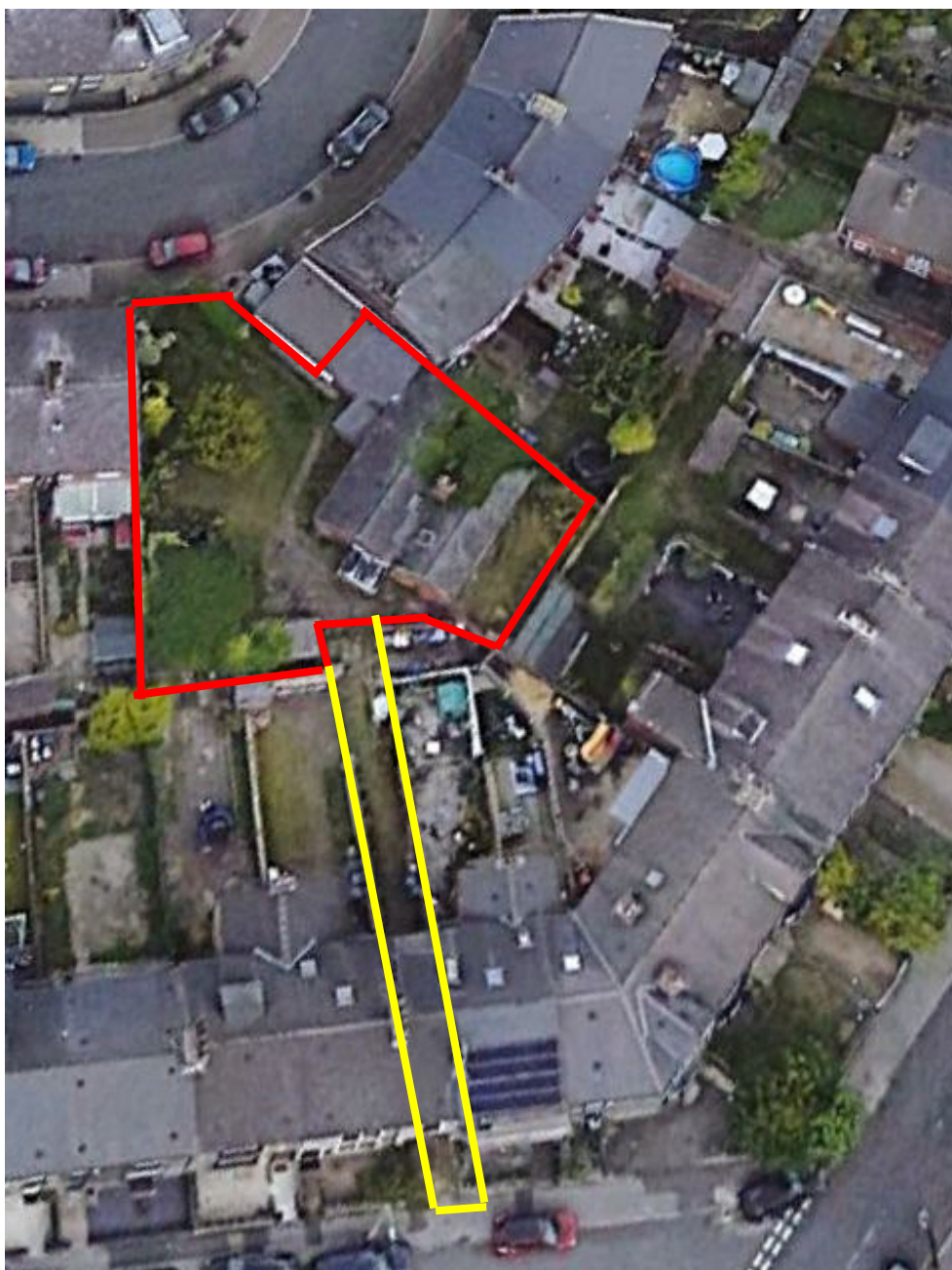
An application for a similar scheme for a pair of two bedroom semi-detached bungalows was refused. This despite the scheme meeting all criteria as set out in the South Yorkshire Residential Design Guide, Highways requirements, separation distances etc to a point where the Case Officer was satisfied and was prepared to recommend the scheme for approval. However, this was blocked by a senior Officer. The proposals also were welcomed by a Local Ward Councillor.

The land is currently owned by the Local Authority and a price and sale had been agreed. Following the refusal of the planning application the sale has been renegotiated to a level that may make the redevelopment of the site financially viable.

THE SITE

The site is situated to the rear of properties along St Georges Road and Hawthorne St, Barnsley.

The existing dwelling is in a poor state of repair and requires extensive work to return the property to a habitable condition.



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The existing vehicular and pedestrian access is via a private drive, through a covered archway from Hawthorne Street, edged yellow on picture above. Further pedestrian access is available with on-road parking from St Georges Road.



EXISTING ACCESS FROM HAWTHORNE STREET.

PROPOSALS & DESIGN CONSIDERATIONS

The site lies within a well-established, residential area surrounded by predominantly terraced houses.

Some first-floor windows to the existing adjacent properties are located generally on rear projections, are bathroom windows and are obscure glazed

The proposed separation distances and potential for overlooking proposed for the new dwellings exceed those currently enjoyed by the existing dwelling.

Consideration has been given to the impact on the existing residential properties adjacent the site. It has been concluded that the proposed bungalows will not cause significant harm the surrounding properties.

The demolition of the existing building and introduction of the proposed new dwelling will significantly improve both the outlook and overshadowing in relation to adjacent properties.

The proposed traditionally constructed dwelling is in keeping with the general style of properties on new developments throughout the Borough.

The use of external materials has been chosen to reflect the stone frontages to properties on St Georges Road, brick facades to surrounding properties and render to complement the adjacent shop.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment. The removal of the existing building and replacement with new properties will be a significant improvement.

The size of property and accommodation proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces. The accommodation meets the standards as set out in the South Yorkshire Residential Design Guide.

The orientation and aspect of the building has been designed regarding 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, 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.

The layout of the development was governed by the location of the potential new access points and existing access points, which are considered unsatisfactory with restriction due to site topography and the proximity of adjacent buildings.

The situation in respect of the current vehicular access requires long reversing and manoeuvring along a restricted private drive. Alternative on street parking may be available on the adjacent road network.

SOCIAL & ECONOMIC CONTEXT.

Any potential for significant, increased overlooking from the development or overshadowing will not occur 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. However the site is situated close to retail and postal services on Agnes Road, within 5 minutes walking distance.

The site is within walking distance of shops and local amenities, Doctors, Pharmacy, schools etc.

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

The site is close to frequent public transport links into Barnsley Town Centre.

ACCESS

It is proposed that the existing narrow, vehicular access from Hawthorne Street will be for pedestrian use only. The Hawthorne Street access may be used for bin collection.

A further improvement will be that rather than relying upon the existing on-street parking available on St Georges Road, designated off road parking will be provide for each new property.

The parking standards comply with the South Yorkshire Design Guide. The parking provision for 2 cars was acceptable when the proposal was for two one bedroom properties.

The parking been designed improve the street scene. This includes the removal of an unsightly, high brick wall. Thus, providing the opportunity to introduce planting to soften the visual aspects.

Both the external and 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.

Entrance doors, and the internal layout of dwellings 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 site is in a sustainable location and the presumption is in favour of residential development.

A dwelling of the type proposed is fully compatible with the general character of the locality.

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.

The density of the proposed development is acceptable in relation to the surroundings.