Design and Access Statement.

Renewal of consent for erection of dwelling, land adjacent to 159, Weetshaw Lane, Cudworth.

HISTORY

Outline planning permission was granted in 1991 for the erection of one dwelling, renewed in 1996, and last renewed in 2003 (ref B/03/1009/CU). A copy of the officer's assessment from the 2003 file is attached. This present application seeks to renew that consent, given that there have been no material changes in circumstances or relevant planning policy since 2003.

CONTEXT

Physical context

The Surrounding Area:

The site lies within a compact settlement of 114 dwellings surrounded by open countryside. To the west and south west lies Bateman Close, a development of 8 modern houses. To the east is a long garden containing a large outbuilding set close to the northern boundary . To the south is the applicant's bungalow set 24m from the boundary, and to the north open countryside. No 11 Bateman Close, directly adjoining the site has a rear single storey extension constructed with windows overlooking the site. Nos 7, 9 and 11 all have substantial garages constructed close to the northern boundary.

The Site:

The site comprises a small overgrown field, with two small hawthorn trees on the boundary to the north east, and a small cherry tree adjacent to the entrance to the land. Access to the site is via a field gate onto the turning head of Bateman Close. There is a 2m high brick wall to the southern boundary, and post and rail fencing on the other boundaries.

Planning policies

The following policies have been taken into account in the submission of this application.

National policies

Planning Policy Guidance Note 2; Green Belts

Manual for Streets

Local policies

The site lies within an area allocated as Green Belt in the Unitary Development Plan.

The following policies were considered to be relevant when producing the design for this development: GS7, GS8, GS9, H8D and T2A.

The following were also considered to be relevant:
Supplementary Planning Guidance Note 3, Infill Residential Development
Supplementary Planning Guidance Note 9 Trees and Hedgerows
South Yorkshire Residential Design Guide

INVOLVEMENT OF COMMUNITY MEMBERS

As this is a renewal of a previous consent it was not considered necessary to consult the adjoining residents.

DESIGN OF THE SCHEME

Use
Is this justified in terms of:

Site and surroundings – it has previously been accepted by the Council that there are exceptional circumstances justifying the development of this infill plot, and there have been no changes to national or local policies since the last application was approved.

This is an outline application, and so the details of siting, materials and design will be determined at the reserved matters stage. However, given the surrounding residential buildings it is clear that a dwelling can be positioned within the site so that it will have no material impact on the appearance of the Green Belt.

Land use –

Amount
is there justification for:

How much development is proposed - while a single dwelling results in a very low density, that reflects the preponderance of large plots in this area.

Layout

The building is proposed to be erected in line with the four houses on Bateman Close to the west. This should minimise the visual impact, while easily meeting normal separation distance requirements.

Accessibility and travel distance – the site lies 75 m from bus stops.

Gradients and topography – the site has a gentle slope down to the north.

Scale

Are the following justified:

The size of the building in relation to its surroundings - the properties on Bateman Close are two storey, while 159 Weet Shaw Lane is a large bungalow. Thus either a house or bungalow would be appropriate on this site.

Landscaping

Landscape principles and details – The site only includes three small trees, one cherry adjacent to the site entrance, and two hawthorne near the north eastern corner of the field. These will not be affected by the new building.

Appearance

With respect to the architecture /style, design / detail, materials / colours/ textures – these are matters for the reserved matters application.

Access

Bateman Close appears to have been designed for speeds of 20mph, with a visibility splay provided for the access to the application site. South Yorkshire Residential Design Guide recommends that sight lines for access points should be an X distance of 2.4m, and for speeds of 20mph a Y distance of 25m. These sight lines are achieved.

Parking – two parking spaces will be provided.

Is equal and convenient access for all users addressed –The scheme provides a safe means of access into the site for both vehicles and pedestrians. This is a relatively level site, and the dwelling will be built to levels that avoid the need for steps at any entrance into the buildings,

Fire and refuse vehicles will have direct access to the property.