
PROPOSED RESIDENTIAL DEVELOPMENT

At

**WINDMILL TERRACE
OFF STATION ROAD
ROYSTON
BARNSELY**

For

Mr A. Cutts

OUTLINE APPLICATION

**DESIGN AND ACCESS
STATEMENT**

Prepared by

WHITE AGUS PARTNERSHIP



BACKGROUND

This Statement has been prepared in support of an Outline Planning Application for residential development on land adjacent Windmill Terrace, off Station Road, Royston, Barnsley

THE SITE

The site is situated to the north of Station Road, Royston, Barnsley. There is an existing un-made road from Station Road giving access to two existing dwellings. This track continues and links with Cutts Field View

The area of the site where the new dwellings are to be sited, is currently vacant, open and overgrown. There are small bushes and trees on or adjacent the site that will be affected by the works.



There are open fields to the north and west of the site of the site. Where the buildings are to be sited there is residential development to the east comprising traditionally constructed dwellings.

The two existing properties on the site are served by an access and private track off Station Road, the track continues beyond the site to a further secondary gated access off the end off Cuttsfield view cul-de-sac

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

PLANNING POLICY

The site is located within a Housing Policy Area within the Unitary Development proposals maps and is within Urban Fabric in the Consultation Draft the Development Sites & Places Development Plan Document (DSAP), as such; residential development on the site would be acceptable in principle. .

The submitted drawing illustrates all plots would achieve the separation distances set out in SPD 'Designing New Housing Development'.

The dwellings are to conform to the technical guidelines set out in the South Yorkshire Residential Design Guide which is cited in the SPD.

Any potential for 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 and orientation of windows to habitable rooms.

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

SOCIAL & ECONOMIC CONTEXT

In the context of the existing, adjacent properties it is considered feasible that dwellings on the site would not result in harm to the local environment or amenity of existing residents.

ASSESSMENT

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

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.
