OUTLINE TOWN & COUNTRY PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

AT
STONEHAVEN
HIGHAM LANE
DODWORTH
BARNSLEY

For

MR & MRS BAMGBOYE

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This is an outline application for a single dwelling with all matters reserved except access.

2 THE SITE

The site is situated to the east of Higham Lane, Dodworth in a small complex of three existing dwellings served by a private drive from the main highway

The land is currently within the curtilage of 'Stonehaven', a detached bungalow.

The site is screened from the neighbouring transport depot by well-established trees and vegetation.

The site slopes gently from north to south with no significant features.

The site is screened from the shared private drive by a boundary wall constructed in artificial stone

Other than the adjoining depot, the surrounding areas are predominantly residential and the site is shown within a Housing Policy Area on the UDP.

The site is within a well established residential area, close to local amenities, schools, shops etc and has good transport links to Barnsley Town Centre. Dodworth Railway Station is within close walking distance and access to the motorway network is within 1/2mile of the site.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

This is an outline application with all matter except access to be reserved. However the site is considered to be suitable for the development proposed.
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Separation distances to surrounding properties can be accommodated and there are no reasons why all the requirements contained in Planning Policies and associated guidance cannot be achieved.

This applies to both internal floor areas, parking provision, provision of amenity space and access.

The site curtilage for the proposed dwelling has been located to ensure sufficient residential amenity space is retained by the existing dwelling.

With a sensitive design of a new there will be no residential properties significantly adversely affected by the proposals.

The proposals for residential development of the site will cause no significant harm to the local environment.

The size of property and accommodation proposed for the dwelling will be appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

4 SOCIAL & ECONOMIC CONTEXT.

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

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

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

The site is within walking distance of shops and local amenities.

5 ACCESS

Access to the new property will be from the existing private drive off an adopted highway.

The access drive is from Higham Common Road. Following relatively recent works to form the Dodworth By-Pass this is no longer a through road to higham and beyond.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

A single detached dwelling will be 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.