

Design & Access Statement

**Proposed Extension
To existing Convenience
Store and Residential
Accommodation to
210-212 Doncaster Road,
Barnsley
S70 1UH**

26th April 2010

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I. Scheme Information

Scheme Name: Proposed extension to existing Convenience Store and residential accommodation over at 210-212 Doncaster Road, Barnsley, S70 1UH.

Applicant: Mr S Thayakaran

Date: 26th April 2010

Local Area: South Yorkshire

Proposed Use: A1 - Retail / C3 - Dwelling house

Size of Site (approx): 0.0241 Hectares

Anticipated Scale of building (approx): 37.80 m2

Project Funding: *The building will not be funded by any organisations outside private lending circles.*

Designations of Site and Surrounding Area:

The existing buildings are not listed or within a Conservation Area. The site falls within a designated Housing Area as identified in Barnsley MBC UDP map.

Master Plan Title:

The Barnsley Unitary Development Plan (adopted December 2000) and the Regional Spatial Strategy for Yorkshire and Humber.

1. Introduction

- 2.1 This Planning, Design and Access Statement has been prepared on behalf of Mr S Thayakaran in support of the full planning application for the extension of an existing convenience store / residential accommodation at 210-212 Doncaster Road, Barnsley that will front onto Doncaster Road.
- 2.1 The site is located within a designated residential area. It lies close to the City Centre of Barnsley and is served by many local services and facilities. The A635 primary route into the City Centre is adjacent the site and the M1 is located approximately 10-15 minutes drive away from the site.
- 2.1 The proposals are for development of the existing curtilage as identified in Figure 1 below.

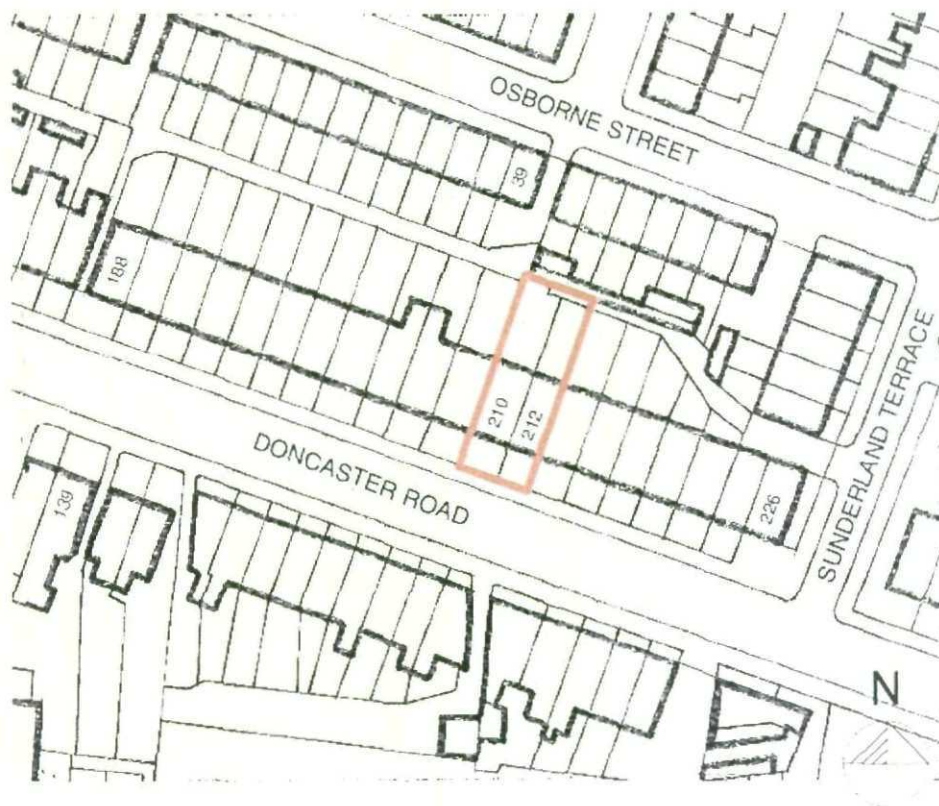


Figure 1 – Location Plan

3. Site Context

- 3.1 The site comprises of a mid terrace property located within a residential area.
- 3.1 The site albeit flat is retained for the length of the rear boundary with the properties situated along Osborne Street
- 3.1 Nos. 210 / 212 Doncaster Road, are mid-terrace 2-storey properties, constructed from Natural stone to Doncaster Road and Red brickwork with painted stone cills and heads to the rear elevation, Upvc windows, timber doors and a slate covered pitched roof.
- 3.1 Properties of a similar nature currently occupy the plots both sides of the application site.
- 3.1 Access to the application site is proposed to be retained as existing from Doncaster Road which runs along the south boundary of the site. Access to the rear amenity area is available via the existing passageway from Osborne Road to the north of the site.
- 3.1 A series of photographs illustrates the site and the immediate locality.



Figure 2 – View of Front Elevation to Doncaster Road



Figure 3 – View of rear elevation



Figure 4 – View of Neighbouring properties to Northern Boundary



Figure 5 – View of neighbouring properties to West Boundary



Figure 6 – View of Neighbouring property to East Boundary

4. The Development Proposal

- 4.1 The applicant's development seeks to provide additional floor space to the ground floor retail unit by formation of a new rear store room along with increased bedroom accommodation to the first floor residential accommodation over.
- 4.2 The proposed extension will be of one / two storeys. The proposed extension will have a traditional appearance to be sympathetic to the neighbouring properties to both the east and west boundaries.
- 4.3 The proposed extension will be constructed from red brickwork with a slate covered roof over.
- 4.4 There is to be a refuse storage area provided within the site curtilage.
- 4.5 The proposal has been designed to efficiently utilise the site, which is located within a sustainable urban environment.

Planning Policy Considerations

- 5.1 It is understood that the site is classed as a brown field site located within a residential area. The site is classified under the UDP as a housing / residential area – Map Barnsley Urban Community Area. Therefore it is presumed the policy would be in support of this application.

6. Case for the Applicant

- 6.1 The case for the applicant's development proposals will be outlined under the following headings.

Land Use

- 6.2 It is evident that the site is located within a designated residential area as defined in the adopted Unitary Development Plan. Therefore the principle of a residential / business development is acceptable.

Design

- 6.3 This statement will identify the approach that has been used in relation to design. In particular, the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Scale of the development
- Provision of landscaping
- Appearance of the development

Amount

- 6.4 The proposed development is for a single / two storey rear extension to the existing mid terrace properties. The proposed development is considered in keeping with its surroundings. The evidence put forward in this application demonstrates that the proposal would be readily integrated within the fabric of the surrounding area.

Layout

- 6.5 The building has been designed to closely match the building lines and footprint of the adjacent properties to the west of the site. Sufficient amenity space, similar if not equivalent to that of the adjoining properties will be retained.

Scale

- 6.6 The extension has been designed to closely match the building scale of the adjacent mid terrace properties in terms of heights and over all mass. The building will therefore integrate into the existing street scene.

Density

- 6.7 In terms of density, PPS3 does not set maximum densities and refers to a minimum density of 30 per hectare. The surrounding residential areas are already intensively used and in the absence of specific density standards for the area, it is considered that the increased density is fully compliant with PPS3.

Landscaping

- 6.8 The current maintained landscape areas to the front and rear of the property will be retained.

Amenity Space

- 6.9 A landscaped private garden amenity space for the occupiers of the dwelling is provided to the rear of the site, which is of a size matching that of the adjoining properties.

Appearance of the Development

- 6.10 The applicant has adopted a traditional design for the proposals, which is similar to other new developments, which have been built in the surrounding area. Reference has been made to the materials and detailing of the adjacent properties.
- 6.11 It is envisaged that the proposed development will appear as an extension / continuation of the existing sloped streetscape.

Accessibility of the Site

- 6.12 The application proposal will comply with a range of building regulation requirements relating to the internal design of the building. This together with the overall design and layout of the site will ensure that the development is accessible to all users.
- 6.13 The surrounding highway network contains footpaths that are well lit, thereby encouraging use by pedestrians rather than using the car for shorter journeys.
- 6.14 The footpaths within the area run along side the highway and provide access to a wide range of services and community facilities. The footpath network surrounding the site provides a range of links to local shops and frequent public transport services.

Impact upon the Neighbour's Amenities

- 6.15 It is highly unlikely that the proposed development will have any impact upon the amenities of the existing residents in the locality and the surrounding businesses. This is due to them all being of a similar arrangement and nature.
- 6.16 The proposals are for a continuation of the existing use.
- 6.17 All building lines have been adhered to.

7. Conclusion

- 7.1 This statement has demonstrated that the application proposal is entirely in accordance with the requirements of National and Local Planning policy objectives in terms of land use and compliance with development plan policy.
- 7.2 It has been demonstrated that the proposal involves the re-use of an existing brown field site in an efficient manner.
- 7.3 The proposal will provide an opportunity to facilitate an extension of retail / residential accommodation within a sustainable urban environment.