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1.0 Proposal

This document is to provide supporting information for a full planning application to Barnsley Council for the proposed erection of a new residential dwelling on a site adjacent to 55 Ravensholt Worsbrough S70 5DF
Note this document is to be read with the following drawings:

J21-009 A - 102 rev E Location plan and block plans.
J21-009 A - 101 rev D Existing plans and site sections.
J21-009 A - 111 rev i Proposed floor plans, elevs and perspectives.

2.0 Location



The Site is approximately 290m² (0.076 acre) and is in the residential area of Worsborough. It occupies an area of land to the West end of Ravensholt. adjacent to the trans Penine trail (formerly a railway line). Ravensholt is in two parts and the East and West ends can only be reached by pedestrian traffic.

The site is rectangular shape with access off Ravensholt which in turn connects to Park Road. The site is orientated north to south along it's length.

The site falls from North to South and there is a change of level of approximately 0.5m. The proposed amenity space (garden) to the dwelling is in excess of 100m².

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3.0 Site Photos



Access road – site from West (note single storey garage no longer exists)



View from site looking North



View from site to East



View from site to West



Adjacent property 53A Ravensholt



53 Ravensholt

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55 Ravensholt

4.0 Site use

The site formerly housed a single storey garage / workshop building and associated yard / garden. Due to being in a state of dilapidation the owner recently demolished this building. The site was associated with 55 Ravensholt which has recently been renovated.

5.0 Amount of proposed development

1no. 4-bedroom private residential dwelling with an total floor area of c. 140m² (1,507 ft²) and a footprint of 81.5 m².

The rear garden area provided is 61m².

6.0 Layout of proposed accommodation

Please see drg No. J21-009 A-102 and A-111 for the proposed site layout and building layout.

The proposed property has been positioned on the site to provide the following:

To ensure no loss of amenity to the adjacent properties:

There is open public access land to the rear of the property. There are no windows provided in side elevations. Therefore the proposal will not harm the amenity of adjacent or surrounding properties.

The proposed property is situated approximately 19.5m from the rear of properties Barley close. The one bedroom window facing North is the western most window and would be no worse than existing conditions created by 55 and 53A Ravensholt with a distance of approximately 18.5m.

The proposed building's position and height means that it does not break the Building Research Establishment's 25º Degree Rule of Thumb.

To reduce overall built impact:

The building has been designed with a gable ends to reflec the traditional forms of adjacent buildings 67, 55 and 53 Ravensholt and is positioned towards the western boundary to ensure that over shadowing to 53A Ravensholt is minimised.

7.0 Appearance of the proposed scheme

Please see drg No. J21-009 A-111 Proposed floor plans, elevations and illustrative views.

The proposed two-storey building utilises form, materials and finishes in a clear and simple visual language, in keeping with surrounding properties with principally stone elevations. The main roof has a 42°pitch.

All windows, are to be of a through colour U-pvc frame with double glazing and matching coloured powder coated aluminium framed sliding / folding patio door system. Colour to be RAL 7016 - Anthracite Grey.
All external personnel doors are to be in grey coloured composite manufacture.
Soffits and fascias are to be RAL 7016 - Anthracite Grey.
Rainwater gutters & downpipes are to be powder coated aluminium. Colour to be RAL 7016 - Anthracite Grey.

We believe that the proposed dwelling is well designed and would be in scale and character with neighbouring buildings. As such we would contend that it meets the requirements of both extant planning policy.

8.0 Access

Access to the site is directly off Park Lane at the West side of the site.

The proposal is to align front of the house with the adjacent properties which will provide sufficient set back from the road to allow parking as indicated.

On-site parking is provided. The proposed dwelling will have 'off-road' parking for 2 vehicles as indicated on the site plan with a potential third space on hard standing to the front of the property.

The access road is narrow (approximately 3.6m wide). While adjacent properties appear to work well with limited width of vehicular approach, it is proposed that widened parking bays will be provided in order to compensate for the narrowness of the approach.

9.0 Environmental issues

Flooding - According to the Environment Agency the site does not sit within a flood risk area.



Flora & Fauna - There is no evidence of any unusual flora or fauna on the site, no evidence of protected species being present or resident.

Coal Mining Issues - A search for the site on The Coal Authority interactive map has highlighted that the site is outside of 'Development High Risk Area'. Should a coal mining report be required, this will be submitted separately. Consequently, a Coal mining risk Assessment has not been undertaken at this time.



The scheme will include permeable surfaces to minimise surface run of and will be designed in a manner to combat climate change as set out in policies CS64, CS65 and CS67.

10.0 Sustainability Statement

Economy
The proposed scheme is a single residential dwelling and consequently will only generate a direct economic impact during the construction phase. The development will increase the number of residents on the area and as such may provide a small increase in economic activity for businesses in the vicinity.

Neighbourhood & Community
The site is currently vacant. Family housing is in short supply and infill sites that re-use the area of previous development is particularly beneficial. We believe that the scheme will provide a welcome contemporary addition while striving to respect the style and materials of existing properties.

Environment and resources
We have provided adequate space for the storage of waste and recycling materials. As the site is in the 'Dearne Valley Green Heart' Locations are indicated for the location of permanent bat and bird boxes (details to be agreed) Hedgehog holes in fences will also be provided in accordance with the biodiversity SPD.

Movement & Inclusion
Although it is highly likely that the prospective residents will enjoy car ownership, it's use is not a necessity as the development is well placed for a number of bus routes

Design & Construction
All buildings will be designed and constructed to meet all applicable statutory regulations and requirements.