
PROPOSED DWELLING

at

**34 STAINCROSS COMMON
STAINCROSS, BARNESLEY**

For

MR D. MASON

**DESIGN AND ACCESS
STATEMENT-Rev C**

Prepared by

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CONTENTS

- 1. Background**
- 2. The Site**
- 3. The Proposals & Design Considerations**
- 4. Social & Economic Context**
- 5. Access**
- 6. Conclusions**

1 BACKGROUND

The application is for residential development comprising the construction of a detached house on land at 34 Staincross Common.

The proposals include the demolition of an existing dwelling. The associated garage and associated outbuildings to the northern section of the site are to be retained.

The existing access from Staincross Common will be retained to serve the new dwelling together with the driveway to the existing garage to the rear.

An application for similar proposals was refused by Barnsley M.B.C on 12 December 2007 (ref 2007/1858). This application was granted at appeal ref APP/R4408/A/08/2064492

Subsequently Barnsley M.B.C. have granted consent for a pair of semi-detached properties with a larger footprint and massing on the adjacent site of 32 Staincross Common

2 THE SITE

The site lies on the edge of the residential area of Staincross .

There are open fields to the north with Staincross Common along the southern boundary.

The site slopes from south to north, down from Staincross Common. It is proposed to take advantage of this feature and a basement storey has been included to the rear to avoid un-necessary and costly under-building.

The adjacent properties are detached dwellings (32 & 36 Staincross Common)
The dwelling to the west is a substantial brick built two storey house.

Number 32 Staincross Common, to the east of the site, is a detached bungalow. A full Town & Country Planning application has recently been submitted for the demolition of the exiting bungalow and the construction of two dwellings on the site.

The existing dwelling on the site is a detached, dormer bungalow with separated garage and recently constructed outbuildings. The property is constructed in brickwork under a clay tile roof. Access to the site is via a drive from Staincross Common.

The property is one of a number of residential properties that have frontages to the main road. These are a mixture of houses and bungalows of differing styles and varying materials.



3 THE PROPOSALS & DESIGN CONSIDERATIONS

The Client wishes to demolish the existing dwelling and construct a new detached dwelling house on the site.

The finished floor level of the proposed dwelling will relate to that of the existing dwelling. The relationship of adjoining properties is shown on the submitted drawings.

The site proposed for the dwelling is 'brown field' and suitable for the development proposed. The site is situated in an established residential area and no change of use is proposed

The proposed -detached, traditionally constructed dwelling is in keeping with the general style and scale of properties in the locality which is a general mix of property styles and materials.

The proposals for residential development of the site as shown on the submitted proposals complies with Policy H8D in that it causes no significant harm to the local environment and does not create any Planning difficulties.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to
Policy H4 – Residential Development,
Policy H8D – Back land & Infill Development
PPG3

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

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding dwellings

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

The architectural style is compatible with that of the existing buildings in the locality.

Materials have been chosen that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

The site is within a Housing Policy Area and as such policy H8 is of particular relevance. This states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

The scheme has been designed with reference to Policy H8A with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The parking and garage facilities enjoyed by the existing dwelling will be retained. No additional parking is proposed.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

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 orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

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.

5 ACCESS

The existing access to 34 Staincross Common at the western side of the site will be retained.

The location of the access provides a safe and efficient layout. Further, it is unlikely that conflict between vehicles and pedestrians will occur due to the range of visibility from the access points and along Staincross Common.

Both the external and internal layouts will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 CONCLUSIONS

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

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A dwelling of the type proposed is fully compatible with the general character of the locality.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

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.
