PROPOSED DWELLING ON LAND

At

24 Gledhill Avenue, Penistone

For

Mr A. Fox & Miss R. Andrews-Miller

DESIGN AND ACCESS STATEMENT

Prepared by

WhiteAgus PARTNERSHIP

BACKGROUND

This Statement has been prepared in support of a Full Planning Application for a detached dwelling on land adjacent 24 Gledhill Avenue, Penistone.

THE SITE

The site is currently part of the garden area to 24 Gledhill Avenue.

The site is approximately 290 sq meters; irregular in shape, with the most attractive aspect is to the rear.

The site is currently vacant and is open and overgrown. There are no trees on or adjacent the site that will be affected by the works.

The area is characterized by traditionally constructed two storey dwellings.

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

PLANNING POLICY

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to

Policy H8

Policy H8D

Policy H8A

SPG3 – Infill Development

The site is within a Housing Policy Area on the Barnsley M.B.C. U.D.P. in accordance with Policy H8

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

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 a dwelling on the site would not result in harm to the local environment or amenity of existing residents.

ACCESS

The proposed access to the site will be off Gledhill Avenue. A previous approved application 2010/1119 has the similar access to what is proposed.

ASSESMENT

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

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.

CONCLUSIONS

Building plots of the type proposed are fully compatible with the general character of the locality and in line with other developments in the Borough

Any additional traffic arising from the development can be accommodated on the local highway network.

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.