
Planning, Design and Access Statement

for a proposed development at
Marrow Mews
17 Vernon Road
Worsborough
Barnsley
S70 5BE

on behalf of
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THE PROPOSAL

To demolish an existing single storey garden store and erect a two storey dwelling with an integral garage for two cars making use of an existing shared, private driveway.

ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**
The site is a vacant garden plot which currently benefits from an extant outline planning permission under Barnsley BC's reference number 2008/1356 granted 29 October 2008.
- **Buildings/character –**
The site is an open aspect, virtually level, lawned area measuring approximately 27.80 x 17.10m located at the head of a shared private driveway. There is a tree with a TPO attached in the south-west corner and a single storey, detached, redundant garden store measuring approximately 4.90 x 4.20m in the north-east corner. The northern and western boundaries are marked by a hawthorn hedge/wire fence approximately 2.10m high and the southern boundary is marked by a stone wall approximately 2.0m high. The eastern boundary is open onto the parking forecourt.
- **Spaces –**
The eastern aspect of the site faces the only access via a private driveway shared with other residents at Marrow Mews and 17 Vernon Road. To the south is an open garden belonging to 17 Vernon Road. To the west and north the site backs onto the rear gardens of adjoining residential properties.
- **Access routes –**
Vehicular and pedestrian access from Vernon Road, the public highway, is via a shared, private driveway which rises from a point close to Vernon Road to a level parking court immediately to the east of the site.
- **Access to services/transportation –**
There is good pedestrian and vehicular access to the nearby A61 trunk road which links Barnsley with Sheffield and beyond. Links to the rail network can be accessed at Barnsley, Rotherham and Sheffield within approximately 30 minutes by car or bus. Within Worsborough there are local shops, public houses and public open spaces within level walking distance of the site.
- **Special designation –**
The site is not within an area of special designation under the adopted local plans but it is covered by adopted Housing Policy Area BA2. There is a mature tree located in the south-west corner of the site which carries a TPO.

ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Uses –**
The site is within an exclusively residential area and benefits from an extant outline planning permission – Barnsley BC ref. 2008/1356. The proposal varies the parameters contained in this permission in terms of building size and must therefore be viewed as a separate proposal. The proposed footprint of the dwelling is slightly larger than the approved footprint but the overall height and massing is similar by virtue of a lowered eaves and use of dormers and roof windows at first floor level.
- **Character –**
The proposed dwelling will be constructed in local, coursed stone, sourced to match the existing stonework on other dwellings at Marrow Mews with matching pointing. The proposed roof covering will be in artificial stone slate. The design and proportions of the proposed dwelling are based on features contained in existing buildings in Marrow Mews in order to maintain a degree of uniformity. The siting of the proposed dwelling and position of the garages will round off the existing group of garages and storage buildings to complete a courtyard.
- **Spaces –**
The spaces surrounding the proposed dwelling will remain as existing and all existing boundary markers will be retained without alteration in order to maintain the status quo. The shared access driveway will remain unaltered along its full length.
- **Archaeology –**
A walk over inspection of the site has not revealed any item or feature of archaeological significance. All proposed excavation works will be undertaken by a small, mechanical excavator affording an opportunity to re-assess any area which may suggest interest in this field.
- **Contamination –**
There are no visible indications that the site contains contaminated material above ground. The site does not have a history of industrial use and has not been used for disposal of waste material. It is unlikely therefore that contamination issues will arise.
- **Accessibility –**
General accessibility up to and around the site will remain as existing with evenly graded and surfaced paths and driveway. The proposed dwelling is designed to meet or exceed the requirements of The Building Regulations Part M to produce a fully accessible building. All external door openings will be of sufficient width to accommodate a wheelchair and will not present obstacles to semi-ambulant people.
- **Security –**
Specific internal security measures are not shown on the plans to avoid passing on sensitive

information through the public access system. However, good levels of security to all external doors and windows will be incorporated along with external, low voltage security lighting for night use. Access from the east to the rear of the dwelling will be restricted by locked gates. The north, south and west boundaries are marked by mesh fences, dense hedges and high walls providing good security. The internal planning of the dwelling affords good all round surveillance and access from front to rear is limited and secured by gates.

- **Natural features –**
The site will retain its level grade and existing, mature boundary hedging will remain. The proposed dwelling is located 14.0m distance from the existing protected tree in the south-west corner of the site which will be fenced off using chestnut palings for the duration of the construction works to protect the root system and avoid damage from unwarranted excavation and materials storage.
- **Topography/gradients –**
The existing general site levels and gradients will be retained.
- **Special designation –**
The site will remain within a general housing area and will not gain special status as a result of the proposed development.

LISTED BUILDING STATUS

- The site does not contain and does not affect any listed buildings.

SOCIAL CONTEXT

- **Effect from the proposed works –**
The proposed development will have little or no social effect upon the area as a whole.
- **Over-looking/over-shadowing –**
The proposed dwelling is aspect designed to avoid the possibility of creating overlooking of neighbouring dwellings and private gardens. The nearest adjacent dwelling is at number 6 Greenland View to the north and the proposed dwelling is located in excess of the minimum standards for space about dwellings to avoid compromising the privacy of the neighbours. To further improve the relationship between the proposed dwelling and number 6 Greenland View the northern most section of the proposed dwelling is designed as single storey only, bearing in mind this will be well screened by the existing boundary hedge. In addition the existing large detached garage at 6 Greenland View provides good levels of screening.
The overall height of the proposed dwelling has been reduced by setting the eaves level down and creating a dormered first floor room arrangement in order to reduce massing.
- **Impact on local services –**
The effect upon local services will be slight but beneficial as a result of the small increase in population and knock-on effect to local traders and employers.

ECONOMIC CONTEXT

- **Employment –**
There will be a modest, beneficial effect on local employment prospects on completion and occupation of the dwelling and in the short term during the construction period when local craftsmen will be given the opportunity of small scale, temporary work.
- **Business support –**
The proposal has the potential to be of benefit to local businesses.
- **Effect on attractiveness of area to investors –**
It is considered the proposal will add value to and improve the attractiveness of the site and therefore the area by the nature of the works.

RELEVANT PLANNING POLICIES

- **Local Planning Policies –**
Barnsley Council's current statutory plans are contained in the adopted Unitary Development Plan soon to be replaced by The Local Development Framework.
- **Local Supplementary Planning Guidance Document –**
The South Yorkshire Residential Design Guide form the basis of policies relevant to this proposal.
- **National and Regional Policies –**
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS25 – Development and Flood Risk
PPG13 – Transport
RSS H1 – Distribution of Additional Housing

FLOOD RISK

The Environment Agency Flood Risk map indicates the site does not lie within an area of recognised risk of flooding. There is no risk of flooding in the area and the general topography will prevent any. Proposed development of the site will not pose a threat to the existing foul and surface water sewer systems by making use of existing infrastructures for disposal of foul effluent and by discharge of the surface water using sustainable urban drainage methods.

COMMUNITY INVOLVEMENT

The proposal is minor and domestic in nature. It is considered therefore that widespread, public consultation in the village is not required. The Applicant has discussed the proposal with the immediate neighbours who raised no objections. It is noted the application will be publically ventilated through the planning process.

EVALUATION AND SUSTAINABILITY

- The proposal is compatible with surrounding uses and is within the spirit of the aims and objectives of local planning policies.
- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses and help in

maintaining employment subject to meeting local guidelines which these proposals do.

- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to make good use of otherwise surplus garden land.
- High levels of thermal insulation will be achieved by use of up to date construction techniques to produce an efficient building. Robust detailing and site quality control will ensure maximum performance of these measures at all times.
- External windows will be WER 'A' rated with low emissivity glazing to ensure maximum energy efficiency.
- Heating and hot water installations will use integrated systems with high levels of insulation, zoned controls and off-peak power.
- Lighting will be achieved using low energy fittings.
- All utility appliances will be 'A' rated for maximum energy efficiency.

DESIGN

- **Use Justification –**
Within the context of the area in general and Marrow Mews in particular the proposal creates much needed housing in an established residential area without detracting from the surroundings and character of the area. The site currently benefits from an extant outline planning permission; therefore, the principle of an additional single dwelling has been established both within the planning system and locally.
- **Amount –**
The proposal makes better use of this residential site and creates a density compatible with surrounding land use.
- **Layout –**
The proposed siting of the dwelling sits comfortably alongside existing garages and stores.
- **Scale –**
The scale of the proposal is proportionate with the surroundings.
- **Landscaping –**
The proposal does not affect the existing hard and soft landscaped area around the dwelling.
- **Appearance –**
The external appearance of the proposed dwelling is sympathetic to the existing building at Marrow Mews in scale, proportion and selection of materials.
- **Access –**
Existing access arrangements serving Marrow Mews will be retained without alteration in order to maintain good levels of accessibility.

Marrow Mews, 17 Vernon Road,
Worsborough, Barnsley, S70 5BE

CONCLUDING STATEMENT

This planning, design and access statement has been written in support of a proposal to erect a detached dwelling and garage on a vacant site within an established residential area.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant UDP/LDF policies and national planning strategies and guidelines.
- *In conclusion it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.*

END