



Reserved Matters Planning Application for a dormer bungalow on land at end of Tower Street, Barnsley S70 1QS

This Planning, Design and Access Statement accompanies the Reserved Matters application for the erection of a dormer bungalow on vacant land off Tower Street, Barnsley.

Access is agreed at Outline stage. Tower Street will be extended by 23.1m to adoptable standards so that a private drive can be constructed to access the site. This will include a 2.0m footpath on the application side and a 5.5m carriageway. A 1.0m wide berm is proposed on the opposite side. Tower Street rises at approx. gradient of 1 in 9, the road will be extended at a gradient of approx. 1 in 10. Details of the road and footpath construction were approved in the Outline Application.

The scale of development will be one dormer bungalow with associated parking and landscape.

Parking will be provided in accordance with BMBC's adopted guidance which requires a minimum of 2 parking spaces per dwelling for properties of 3 or more bedrooms. The South Yorkshire Residential design guide requires the first space to be 5.5m long (roller door) and the second 5.0m long.

The proposals develop the outline scheme and are for a dormer bungalow with an East-West orientation of habitable room windows, this will ensure there is no overlooking of adjacent houses in accordance with the adopted Supplementary Planning Document Design of Housing Development.

A private garden of min. 60sq.m is provided in accordance with the Supplementary Planning Document Design of Housing Development.

Minimum room sizes are in accordance with the South Yorkshire Residential Design Guide.

Materials will match the existing houses currently under construction with manmade stone walling under a tiled roof.

The proposed dormer bungalow will sit below the level of the other new dwellings currently under construction, it will not block distant views towards Barnsley centre.

The outline approval references works to an existing retaining wall and requires further details. This wall is outside of the red line boundary and no works are proposed to this wall.

Landscaping will comprise lawns to the front and rear, with a paved patio area and rear garden enclosed with 1.8m high timber panel fence. The site frontage will remain open.

Coal Mining Risk- The site lies within a Coal Authority Coal Mining Referral Area. As such it is potentially at risk from mining legacy hazards such as land instability due to shallow mine workings or the presence of fugitive mine gases. A coal mining risk assessment is included as with the Outline application. Outline Approval requires subsequent drilling to establish the underlying strata and any voids will be subject To Engineer assessment and remediation.

Flood Risk- The site is within Flood Zone 1.