
PROPOSED RESIDENTIAL DEVELOPMENT

At

**26 LEE LANE
ROYSTON
BARNSELY**

For

Mr G LAWRENCE

OUTLINE APPLICATION

**DESIGN AND ACCESS
STATEMENT**

Prepared by

WHITE AGUS PARTNERSHIP



BACKGROUND

This Statement has been prepared in support of an Outline Planning Application for residential development on land at 26 Lee Lane, Royston.

Outline approval for residential development was approved on 19th September 2014 ref 2014/0901. The approval included consent for a new independent access to No26. This has been constructed together with extension to the dwelling approved under application ref 2015/0883.

This application seeks to renew the Outline approval for residential development on the land shown on the submitted drawing.

THE SITE

The site is situated to the north of Lee Lane, Royston, Barnsley

The area of the site where the new dwellings are to be sited, is currently stables and associated yard areas.



Lee Lane, an adopted highway forms the southern boundary with substantial residential properties to the north, east and west.

The area is residential and the properties are of mixed styles in traditional construction

Public transport is available from the bus stop on the site boundary with the frequent services into Barnsley.

PLANNING POLICY

The site is located within a Housing Policy Area within the Unitary Development proposals maps and residential development on the site would be acceptable in principle. Outline approval has already been granted to confirm that residential development is appropriate and acceptable.

It is proposed that the existing access from Lee Lane to the stables will be retained with widening and improvements at the junction with Lee Lane as shown on the submitted drawings.

Provision will be made for a cars to be able to enter and leave the site in a forward gear.

The dwellings will conform to the technical guidelines set out in the South Yorkshire Residential Design Guide which is cited in the SPD.

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.

DRAINAGE

All new development will be expected to use Sustainable Drainage Systems (SuDS) unless it can be demonstrated that SuDS are impractical. The Drainage Details should include an assessment to demonstrate how proposed SuDS would work and be maintained and include measures to avoid water contamination and safeguard groundwater supply.

The general approach will be in line with SUDs Management train (see paragraph 1.3.2. from the SuDS Manual which is intended to mimic the natural catchment process as closely as possible.

Full percolation tests and drainage calculations will be submitted as required and it is expected that a condition to this effect will be included in any approval for the site development.

It is understood that YWA will be consulted by BMBC via the formal planning process to confirm the surface water drainage requirements.

DISCHARGE OPTIONS

1. Infiltration will be the preferred option with adequate areas of land within the site curtilage of each property to accommodate soakaways and or other alternative filtration systems to manage run offs from roofs and hardstandings,, subject to satisfactory percolation test results.
2. There is no local watercourses in the area available to discharge rainwater to
3. Surface water sewer- there is no surface water sewer shown on YWA records available to receive surface water discharge.
4. As a last resort a connection may be required into the existing combined sewer network subject to on-site retention to reduce the run off to an amount to be agreed with YWA

Pending an approval for development of the site a full site investigation will be undertaken to determine the permeability of the prevailing ground conditions and a system of filtration for surface water disposal will be designed. Details to be submitted to the LPA for approval

SOCIAL & ECONOMIC CONTEXT

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

ASSESSMENT

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

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.
