
PROPOSED DWELLING

ON

LAND ADJACENT TO

**170 SACKUP LANE
DARTON
BARNSELY**

For

**Mr S. Hooley and
Ms Gemma Cole**

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

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- The existing dwelling is a traditionally constructed, detached bungalow typical of the area and is occupied by the parents of Ms Cole (joint applicant). The age and health of Ms Cole's parent is a major factor in the advantages of building a property in close proximity to them.

The property is constructed in facing brickwork under a tiled roof. This property was constructed on a plateau formed within a steeply sloping site.



VIEW OF THE EXISTING DWELLING FROM THE NORTH

- Sackup Lane, an adopted highway, forms the western boundary of the site. To the east is a relatively recent development of two storey residential properties along Eshton Court and Roeburn Close. These properties are set at a more elevated position than the proposed dwellings. Relative heights are shown on the submitted drawings.
 - The existing bungalow is sited to the south of the proposed dwelling with a relatively level area between that has access onto Sackup Lane. This area will become a shared parking and manoeuvring area.
 - There are a mixture of older properties of mixed styles to the north of the site.
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- The site has access to public transport links within close walking distance.
 - The site is not identified by the Environment Agency as an area where flooding is a risk.
 - The adjacent buildings are not listed and the site is not within a conservation area.
 - Access to the site will be via the existing entrance to 170 Sackup Lane direct from the adjacent adopted highway.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site proposed for the new dwellings is 'brown field' and suitable for the development proposed. The site is situated in an established residential area and the proposal is appropriate and will not cause significant harm to the general amenity of neighbouring properties.

The proposed traditionally constructed dwelling is in keeping with the general style and scale of properties in the area. The proposals are intended to be complimentary to the dwellings in the general area and respect the local vernacular.

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 current and emerging policies and proposals contained in the UDP particularly with regard to the following:

Residential Development,
Back land & Infill Development

The proposal complies with policy in that the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity of new or existing residents.

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

4 SOCIAL & ECONOMIC CONTEXT

The site is within an established residential area. This will not cause conflict or created unacceptable amenity levels for the existing residents. Further, the traffic generated will not cause disturbance or nuisance.

Any potential for excessive 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 entrance and parking areas will be shared with the proposed dwelling. A detached, double garage is to be constructed that will also be shared.



**EXISTING SITE ENTRANCE AND SITE FOR SHARED
GARAGE AND PARKING AREAS**
