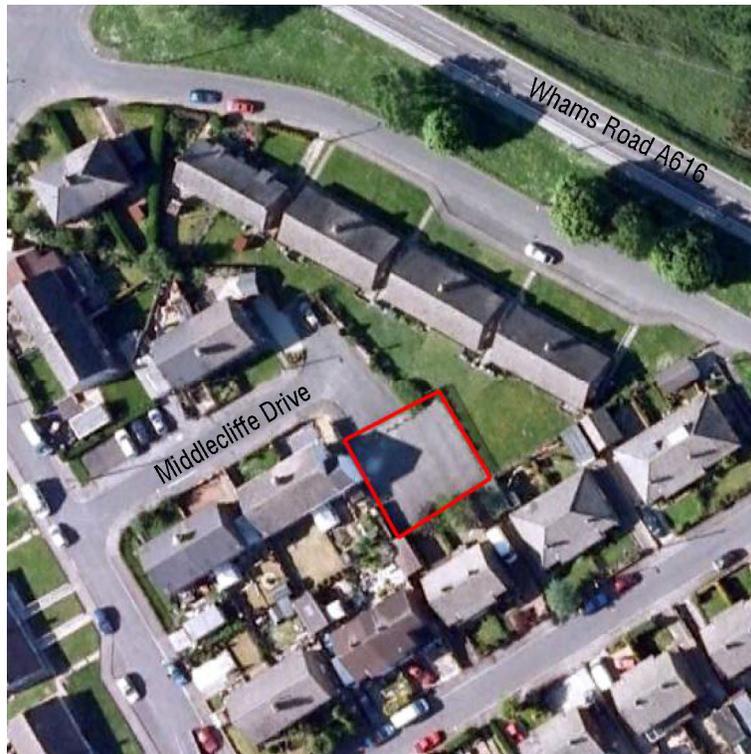


**Proposed Dwelling on Land Adjacent
43 Middlecliffe Drive
Crow Edge
Sheffield**

Ref 11.23
Date Sept 2011
Version 01

Design and Access Statement



This statement has been prepared in support of a Detailed Planning Application for the construction of a new dwelling on vacant land adjacent 43 Middlecliffe Drive at Crow Edge.

A previous application for the erection of 2 flats Ref: 2008/1709 was approved by Barnsley MBC on 16 January 2009. The site has been marketed but no buyers have been found. An alternative proposal for a three bedroom dwelling with garage Ref 2010/0514 was refused due to issues of loss of privacy to adjoining residents and lack of amenity space.

Initial discussions have taken place with the planning department resulting in a revised application to develop the site with a two bedroom dwelling.

1.0 Assessment

- 1.1 The site is located adjacent No 43 Middlecliffe Drive Crow Edge, within a small residential settlement off Middlecliffe Lane within a cul-de-sac as shown on the site location plan in Appendix A.
- 1.2 The site was previously owned by the Local Authority as a former car park and purchased by the applicant at auction. It measures approximately 16.0m x 16.0m and is relatively flat. The surface finish is tarmac and concrete bollards at the frontage to Middlecliffe Drive to prevent vehicular access.
- 1.3 To the north the land adjoins Middlecliffe Drive and it is surrounded to the remaining sides by existing residential housing.
- 1.4 Existing boundaries are a mix of palisade fencing and timber and brick walls of approximately 1.5 to 1.8m in height.
- 1.5 Existing property surrounding the site is generally two storey semi-detached two and three bedroomed dwellings with single storey semi-detached bungalows to the eastern boundary. Existing buildings are constructed in brick with concrete tile roofs and originally with timber window frames, although most have been replaced in PVCu.
- 1.6 As can be seen on the following photographs, the site is vacant and provides no amenity value.



A View into site from Middlecliffe Drive



B View of site frontage looking East towards existing bungalows



C View into site from Middlecliffe Drive looking South



D View of site frontage looking North

1.7 The site is allocated within the Barnsley MBC Unitary Development Plan as Housing Policy and Area of Borough Landscape Value. The most relevant planning policies are:-

H8 *Areas defined on the proposals map as Housing Policy areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.*

H8A *The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.*

GS13 *In areas designated as being of Borough Landscape Value on the proposals map, conservation and enhancement of the landscape will be extremely important considerations. Subject to Policy GS8, development will only be allowed if:*

- a) there is no loss of valuable landscape features*
- b) the nature, form and design of the development is sympathetic to the area*
- c) the overall character and appearance of the area is conserved and wherever possible enhanced*

1.8 Planning policies particular to the Western Rural Community Area relevant to this site are:-

WR3 *In accordance with Policy H8 the areas shown on the proposals map as Housing Policy areas will remain predominantly in residential use.*

WR12 *In accordance with Policy GS13 within the areas shown as Borough Landscape Value on the proposals map, conservation and enhancement of the landscape will be extremely important considerations.*

2.0 Involvement

- 2.1 An informal consultation took place with development control by an exchange of emails dated 15 and 27 September between MBooth Design and Graham Northern of Development Control. Copies of outline plans showing the proposals were provided and by reducing the scale of development previous issue in relation to loss of privacy and lack of amenity have been addressed.

3.0 Evaluation

- 3.1 In accordance with Planning Policies H8 and WR3, residential development is the most appropriate use for the site.
- 3.2 H8A states that new development should be of a scale, height and layout to afford acceptable levels of amenity for new and existing residents and that privacy is maintained.
- 3.3 Policies GS13 and WR12 relate to the Borough Landscape Value which is more relevant to the surrounding rural countryside than this residential housing estate, although redevelopment will enhance the existing amenity by including new landscape planting and removing an area of hard surfaced car park that provides no visual amenity.
- 3.4 Consideration has been given to alternative forms of residential development. The site is located within an area of relatively low cost housing and the site area is limited. The proposals for a small two bed single dwelling are generally in keeping with adjacent property and amenity space is above the minimum recommended standards for this size of property, with both side as well as rear garden areas. Habitable windows have been located so as to avoid direct overlooking or a loss of privacy to existing residents.
- 3.5 The scale and height of the building is consistent with existing neighbouring housings.
- 3.6 Off-street parking for two cars will avoid congestion and maintain adequate space for manoeuvring of private and service/emergency vehicles within the existing turning head.

4.0 Design

- 4.1 The dwelling has a total floor area of 65.1m² (700 sq ft).
- 4.2 The scale, height and layout of the proposed building are of domestic proportions consistent with existing buildings adjacent. Distances between the proposed dwelling and existing houses and bungalows are within recommended design standards. The only potential for overlooking occurs between the rear elevation of the proposed dwelling (south east) and No 25 Middlecliffe Drive to the south. Windows have been minimized to a secondary ground floor sitting room window (which could be omitted) and a first floor bathroom which would be obscure. At this point ground floor windows are protected by the existing/proposed boundary fences.
- 4.3 The building will be constructed in facing brickwork with flush pointing as described. Roofing tiles are in pre-cast concrete and roof pitches are similar to the existing buildings. Gables are to have flush pointed verges with projecting eaves and corbelled kneeler stones.
- 4.5 Rainwater pipes and gutters are to be in black finish and windows are to have cream uPVC frames with contrasting brick soldier courses above the head and weathered cast stone sills.

- 4.6 Existing boundaries are to be supplemented with a new timber fence to the south and the planting of a semi-mature beech hedge to the east. Enclosure of the rear and side garden is provided by a fence and brick wall 1.5m high.
- 4.7 Perimeter paths are to be in pre-cast concrete flag paving and some gravel where shown and parking spaces are to be finished in approved concrete block paving.
- 4.8 The existing site is without significant tree or landscape planting. As a result, a new scheme for planting has been proposed and would be the subject of a detailed layout indicating planting types, size and location as a condition of any Planning consent.

5.0 Access

- 5.1 The existing access road provides adequate manoeuvring space for service and emergency vehicles as well as private cars.
- 5.2 2No off-street parking spaces are provided which it is accepted is greater than the normal requirement.
- 5.3 Existing gradients are such that level approach and entry to the ground floor level would be available for wheelchair users in compliance with the Building Regulations.

6.0 Drainage and Flood Risk

- 6.1 The existing site, measuring 262m², is hard surfaced and drained. The proposals will remove all tarmac surfaces and paths and the parking areas will be free draining. Roof water from the new dwelling will be taken to soakaway subject to on site percolation tests or should ground conditions be unsuitable, roof water will be connected into the existing drainage system. The works will reduce the quantity of surface water entering the drainage system. Foul water will drain to sewers in Middlecliffe Drive.
- 6.2 The works do not lie within an area identified by the Environment Agency as being at risk of flooding, nor do they affect any existing stream or water course. The proposals will not create the potential for flooding of other property.

7.0 Summary

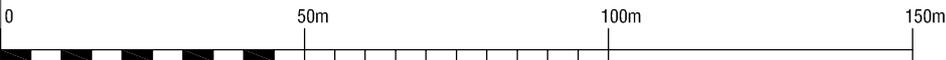
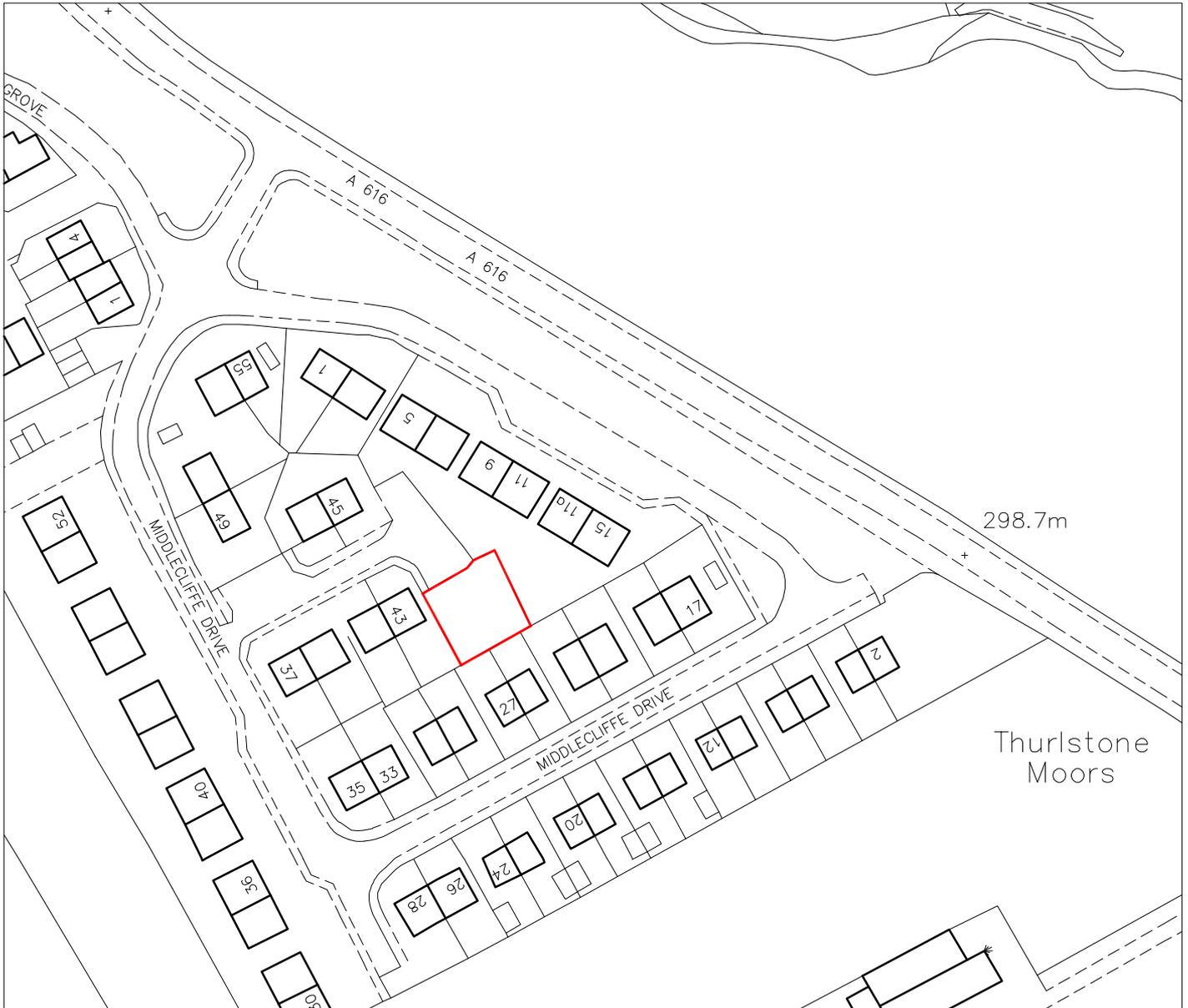
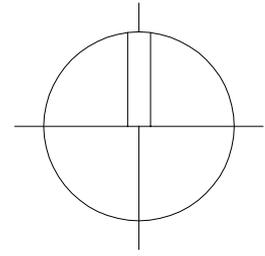
The site at Middlecliffe Drive is a former car park previously owned by Barnsley MBC. It was sold as a potential development site. It is located within Housing Policy and an area of Borough Landscape Value. The development is consistent with the policies and provides re-use of disused land that is detrimental to the visual amenity. The proposed buildings is of an appropriate size and scale to complement existing buildings, uses similar materials and will provide a positive contribution to the street scene, without disadvantage to local residents.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal line and a period.

Signed.....
FOR MBooth Design Ltd

Appendix A
Site Location Plan

North



OS License No: LIG0015

**LAND ADJACENT
43 MIDDLECLIFFE DRIVE
CROW EDGE SHEFFIELD**

LOCATION PLAN

Scale 1:1250

Date Sept 11

Ref 11.23

Drwg No OS1

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