

DESIGN & ACCESS STATEMENT

Relating to Proposed Construction of a Detached Dwelling, Adjoining 2, Selbourne Close and 1, Midhurst Grove, Barugh Green, Barnsley.

Applicant: Mrs M Johnson.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP - of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed building and its relationship with the surrounding properties and the character of the wider area. In particular the design of the proposed dwelling has mainly been influenced by the character and design of the adjacent dwellings. The statement also highlights the particular characteristics of the existing and proposed access arrangements for the site and the suitability of the access to serve the proposed development.
- 1.3 The proposal involves the construction of a new bungalow or 'dormer' bungalow, with a maximum of three bedrooms.

2. Design of The Proposed Dwelling.

- 2.1 The site of the proposed development lies within the curtilage of an existing detached bungalow at 2, Selbourne Close in Barugh Green, within this predominantly residential area. Even though this application is in outline at the present time it is intended that the proposed dwelling would be built to a very high standard, using artificial stone and brickwork with interlocking concrete tiles to match the external facing materials on the adjacent properties. The dwelling is to be sited further back than was shown on the recently submitted application to reflect in a more sympathetic way the layout of the housing estate in close proximity to the site. It is considered that because of the clarification regarding the height of the building, at the fact that it has been set further back on the plot of land, it will not detract from the character of the area and will represent an attractive infill development within this residential area. There is only a slight fall across the site and as such there are no restrictions or special requirements relating to separation distances between dwellings or design matters that need to be taken into account in the design of this development.
- 2.2 The dwelling has been designed as a bungalow, although it is possible that the roof space could also be utilised, as is the case in a number of the 'bungalows' on this estate, including the property at number 1 Midhurst Grove, which immediately abuts the application site. As officers are aware from the previously submitted application, a number of options have been considered for the development of this site. However, the dwelling, as now proposed, will be of a very similar scale and appearance to the adjacent dwellings and the main habitable room windows will face the highway at the front and the rear of number 2 Selbourne Close, which would be approximately 40 metres away from the new dwelling, as shown on the submitted plans. The properties that surround this site are a mixture of two-storey houses and bungalows, but a bungalow is considered to represent the best form of development here simply because such a development is considered to match the nature of the properties that are closest to the site.

3 Access Considerations.

- 3.1 In terms of the access that will serve the proposed development it effectively replicates the access that serves the adjacent dwelling at number 1, Midhurst Grove. There is an existing access gate that serves this site and it is proposed to provide the driveway to the new dwelling on the line of the existing access, which will have sufficient length to accommodate 2 or 3 cars.
- 3.2 It is considered that the use of the proposed access drive to serve the new dwelling will not have any material detriment on the amenities of neighbouring residents, or the interests of highway safety. The vehicular traffic associated with the proposed dwelling will not be significant and as this replicates the access arrangements to the adjacent dwelling it is considered that there should be no objections from a highway safety viewpoint. It should also be noted that the proposed access will not have any impact on the existing front boundary walls if the Council's officers would like these to be retained.
- 3.3 It should also be noted that the application site is located close to the local school in Barugh Green and there are also a number of bus services running close to the site into and out of the centre of Barnsley and linking with neighbouring commercial areas. The site is in a sustainable location with existing services on site and it is considered that the proposed development should therefore be supported. The dwelling will also be provided with a full range of facilities for people with a range of disabilities, which will accord in all respects with the current Building Regulations.