
**OUTLINE TOWN & COUNTRY PLANNING
APPLICATION FOR RESIDENTIAL
DEVELOPMENT**

on

**LAND ADJACENT
CANAL LODGE
MIDLAND ROAD
ROYSTON
BARNSELY**

For

MR J. HARRIS

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This Statement is in support of an Outline Town & Country planning application for residential development on land adjacent Canal Lodge, Midland Road, Royston, Barnsley.

The application site and land to the south of Canal Lodge has been the subject of several Town & Country Planning applications in recent years. Currently a detached bungalow is under construction on land to the south. The land for access to both sites is owned and controlled by the Applicant.

The applicant has, in the past, applied for outline approval for a dwelling on land to the north. This application was refused by Barnsley M.B.C. on highway safety grounds. However approval was granted at appeal.

White Agus Partnership have discussed the proposals for further residential development with Mr James Hyde (Planning) and Mr A. Starkey (Highways) and the principal of a limited additional development, served from the existing access from Midland Road has been accepted.

2 THE SITE

The site is situated at the eastern end of Royston, a village in the Metropolitan borough of Barnsley in South Yorkshire, England.

The land is situated to the north of Midland Road and to the east of the Barnsley Canal. An unmade access drive runs along side the Barnsley Canal along the western site boundary. To the east of the site is a watercourse and open land.

Immediately to the south of the site is a Public House and terraced dwellings, all of traditional construction.

Canal Lodge, a detached bungalow lies on land immediately to the north of the site with residential development on the land beyond.

Towards the southern end of Birdwell and to the south of the site, stands a large obelisk which was constructed in 1775.

The site lies to the west of 'The Walk', with open land to the west with the M1 motorway beyond.

The main residential, commercial and retail areas of Royston lie are to the west of the site.

The area is predominantly residential in nature with general shops and post office a short distance away in Royston.

Public transport is available a short distance from the site with frequent services into Barnsley.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to

Policy H8A

Policy H8D

SPG3 – Infill Development

Policy 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.

Although the application is in outline only it is considered that it is feasible to design a layout and dwellings on the site that would meet this criteria.

Policy H8D

PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

In the context of the existing, adjacent terraced properties and the residential development (and current development and consents on land to the north of the site) it is considered feasible that dwellings on the site would not result in harm to the local environment or amenity of existing residents.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

Due to the modest scale of the development there will be no significant impact upon local services.

5 ACCESS

Access to the site will be via the existing access onto a road constructed to adoptable standard. Provision for the access to land to the north will be maintained.

6 ASSESMENT

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

The development of the site will not impact on land safeguarded on the UDP for other purposes.

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.
