
**OUTLINE TOWN & COUNTRY PLANNING
APPLICATION FOR SINGLE DWELLING**

**LAND AT
41 WEETSHAW CLOSE
BARNSELY**

For

MR PAUL HAIGH

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This is an outline application for a detached dwelling with all matters reserved except access & layout

2 THE SITE

The site is situated at 41 Weetshaw Close, Barnsley

The land is currently within the curtilage of an existing detached house.

The site is within a Housing Policy Area

The site is within a well-established residential area, close to local amenities, schools, shops etc and has good transport links to Barnsley Town Centre.

The site is located within an established area and adjacent to dwellings sitting comfortably behind properties to Weetshaw Close and Bleak Avenue. The pattern of development illustrating features of back land development where dwellings have been constructed on larger than average garden areas without causing excessive disturbance to neighbouring properties.

This is illustrated on the figure below



3 THE PROPOSALS & DESIGN CONSIDERATIONS

This is an outline application with all matter except access and layout to be reserved.

The Applicant is aware of the main issues in regard to development of sites of this nature. One being the possible impact of 'residential activity' on surrounding property.

The submitted drawings include an illustration which is intended to show the current level of residential activity measured by the number of adjoining garden areas (figures in green). Where the level of residential activity may increase is also shown (red figures)

To avoid disturbance to No 43 Weetshaw Close arising from an increase in traffic movement the parking for No 41 is to be relocated to the front of the property. There will be no increase in traffic movements between 41 & 43.

Separation distances to surrounding properties can be accommodated and there are no reasons why all the requirements contained in Planning Policies and associated guidance relating to amenity space, parking etc cannot be achieved.

The site curtilage for the proposed dwelling has been located to ensure sufficient residential amenity space is retained by the existing dwelling.

With a sensitive design there will be no residential properties significantly adversely affected by the proposals.

The proposals for residential development of the site will cause no significant harm to the local environment.

The size of property and accommodation proposed for the dwelling will be appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

4 SOCIAL & ECONOMIC CONTEXT.

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.

The site is close to frequent public transport links into the Town Centre

The site is within walking distance of shops and local amenities.

4 ACCESS

The existing access serving No41 Weetshaw Close will be retained to serve both new and existing properties

Parking provision to both new and existing properties with the associated manoeuvring areas will allow vehicles to enter and leave both properties in a forward gear

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

A single detached dwelling will be fully compatible with the general character of the locality.

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.

The density of the proposed development is acceptable in relation to the surroundings.
