Proposed New Dwelling – land adjacent 15 Victoria Street, S70 2BJ

Planning & Access and Heritage Design Statement

Introduction

Location: land adjacent 15 Victoria Street, Barnsley S70 2BJ

Application: Erection of 1 no. 2½ storey detached dwelling.

This statement has been prepared in support of a planning application for erection of 1 no. 2½ storey detached dwelling on land adjacent to 15 Victoria Street. In drafting the proposal for the new dwelling, account has been taken of the site's history, its characteristics and its surroundings as well as Central Government guidance, local planning policy and other material considerations.

1 Location

The land comprises a parcel of garden/amenity land accessible from Victoria Street, adjacent St Mary's Rectory off Victoria Road. Site location plan attached.

2 Site Assessment

2.1 Background

The site, which measures approximately 28m deep x 15m wide, and equates to 420m², currently comprises garden/amenity land to St Mary's Rectory which sits within a brick boundary wall between no. 9 and no. 15 Victoria Street. A derelict brick-built out-building currently stands on the Western boundary of the site. The demolition of the out-building is proposed to make way for the effective redevelopment of the site.

2.2 Drainage

It is proposed that foul water drainage be connected to the existing system. Surface water drainage is to discharge into soakaways.

2.3 Flood Risk

The Environment Agency's indicative flood plan shows that the site is outside the flood plain in either normal or severe flood conditions.

2.4 Highways

Victoria Street is a secondary residential road with a 30mph speed limit, accessible both from Victoria Road and Sackville Street to the West. Access to the site is established, visibility from which is good, with at least 60m in both Easterly and Westerly directions. It is proposed that the existing access be retained, albeit widened, to serve the dwelling, allowing for off-road parking.

2.5 Local Environment

The site stands in an existing residential neighbourhood comprising two and three storey detached and semi-detached traditional Victorian townhouses with stone frontages. The proposed detached house follows the trending streetscape with matching materials and has a sizable garden to the rear. Principal windows located in the North and South elevations maintain reasonable privacy to all surrounding properties. All side windows are kept minimal and have frosted glass. Privacy between No. 30 Victoria Road is maintained with the erection of a brick boundary wall 1.8m, in keeping with the existing to the East and West boundaries.

3 Evaluation

The site is generously proportioned and easily capable of accommodating a 2½ storey detached dwelling. The materials used are in keeping with the existing streetscape and the dwelling constructed as close to the established building line of the street as possible, whilst creating off-road parking. Existing brick boundaries are to be retained in the most part, although the site frontage is to be opened up to allow for the property access.

4 Planning Policy

The site lies within an established residential area where the new build residential development is an appropriate use. The site is also encompassed by the Conservation Area which has been duly regarded in the design of proposals which do not conflict with Planning Policy in respect of design, drainage, flooding, parking standards or transport. The site is a highly sustainable location with good access to local amenities, schools, shops and public transport services.

5 Proposals

5.1 Description of use

Full planning permission and Conservation Area Consent is sought for the construction of a 2½ storey detached house with off-road parking. The new house provides generous family living accommodation including a kitchen/dining room, toilet and cloakroom facilities at ground level, 5 bedrooms with ensuite bathrooms and 1 family bathroom and a study to the 1st floor. There is a bedroom with ensuite to the 2nd floor (roof space).

5.2 Access

Access to the site from Victoria Street is already established, although it is proposed that this is to be widened to accommodate off-road parking for the property. Visibility from the access is good with over 60m in both directions. Manoeuvring facilities cannot be provided on site and therefore it is proposed that vehicles access in reverse gear to exit in a forwards gear. A lack of on-site manoeuvring facilities is not, by any means, uncommon for the area. Level access to the property is to be provided.

5.3 Appearance and Materials

The 2½ storey house is to be constructed with a front elevation of stonework to match the adjoining properties and side and rear elevations in approved brick under a grey tile roof. Window and door openings generally reflect the proportions used in Victorian properties throughout the area and have stone dressings to heads and sills. Rainwater goods are black and to match the general streetscape. The land will benefit from the construction of the suitable property in the area from the current disused overgrown 'dead' space.

5.4 Layout

The development has been designed to take maximum advantage of the site's potential and complement the existing vernacular of Victoria Street and the area beyond.

5.5 Scale

The new dwelling is of a similar scale and height to existing housing on Victoria Street.

5.6 Landscaping

Hard landscaping throughout the site is to include artificial stone setts to the drive area and artificial stone paving flags to paths and terraces. A rear boundary to the site is to be constructed in approved brick 1.8m high. Existing high brick boundary walls enclosing the site are to be reduced at the frontage to allow access and maintained at both sides East and West.