

SUPPORTING STATEMENT FOR A NEW
DETACHED DWELLING R/O No 1 CHURCH
HILL, ROYSTON, BARNESLEY S71-4NQ.
FOR

PROPOSAL: - to build a detached dwelling house at the rear of no 1 church hill royston barnsley S71-4NQ

* this application replaces approved application 2011/1247 out of date *

SITE: - * the site stands to the east of royston town centre, having access from church hill.

* at the rear of no 1 church hill is a large garden area with detached outbuildings which will be demolished.

* from church hill the site slopes down to the adjacent boundary with the neighbouring public house.

DESIGN: - both no 1 church hill + the plot are within the same ownership.

* church hill consists of detached, semi detached + terraced properties with varying footprints, ridge heights + facing materials.

* the type of dwelling proposed is there for in keeping within the surrounding area + royston in general.

* in order to use the site to its full potential consideration is given to:-

- a) the siting of the block
- b) the orientation of the block.
- c) minimising openings facing boundaries
- f) foot print size.
- e) overall ridge height which should cause minimum impact of the existing no 1 church hill.
- g) the driveway location which allows two number off street parking spaces.

PLANNING POLICIES :- the schema has been designed to take into account the advice contained in both paragraphs 33+34 of PPS1 which states :-

33 - good design ensures attractive, usable, durable + adaptable places + is a key element in achieving sustainable development. Good design is indivisible from good planning.

34 - planning authorities should plan positively for the achievement of high quality + good design for all development. Good design should contribute positively to making places better for people.

Royston is a popular location + the availability of single residential plots is limited.

GENERAL :- the proposal is within easy reach of local transport services + within walking distance of Royston's local facilities

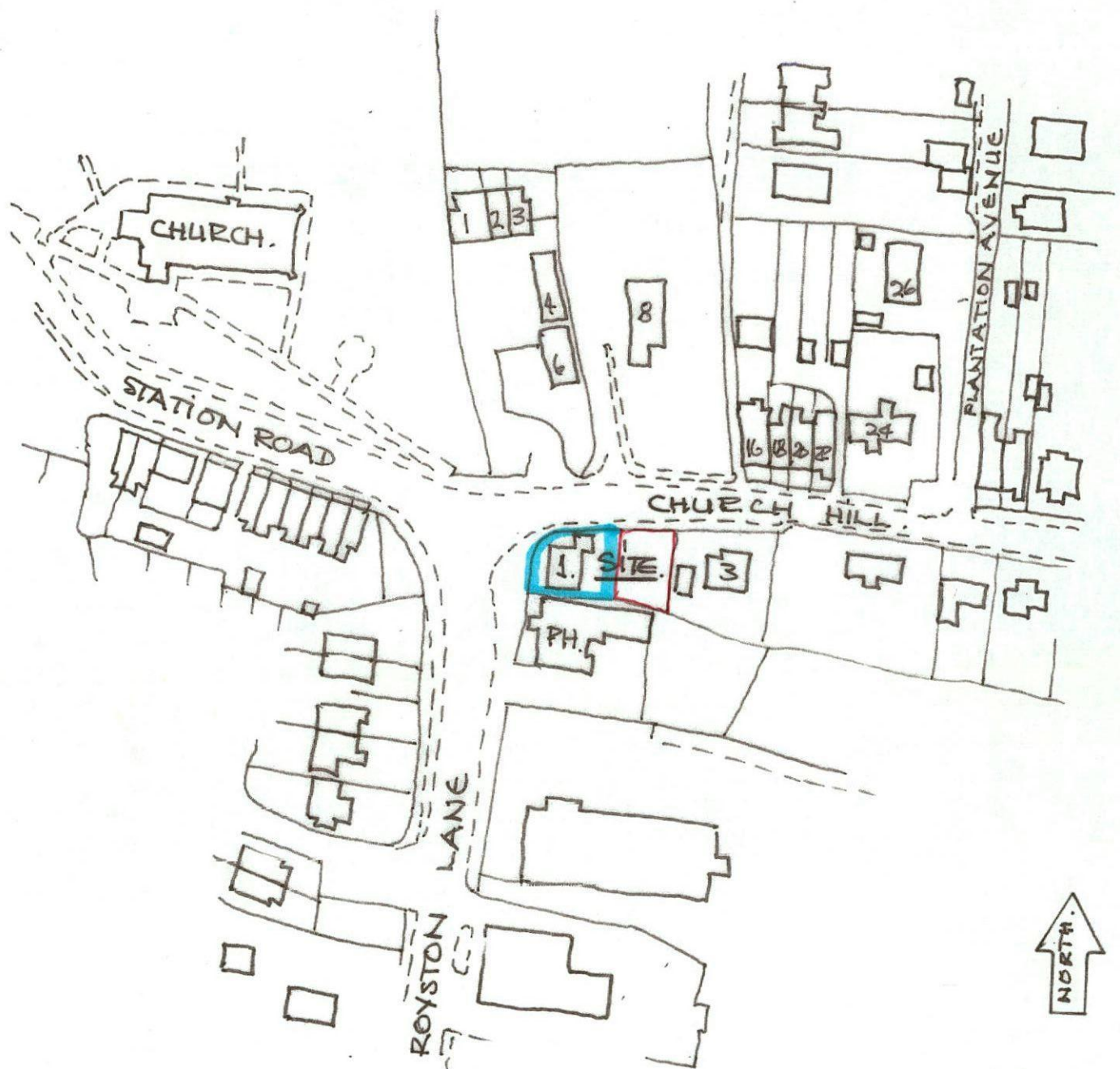
- * Royston has good road links with adjacent/neighbouring villages + towns.
- * the site is within a designated residential area.
- * access proposed is equal to + in some cases an improvement to existing properties.
- * the site is not within a conservation area
- * there are no rights of way within the site.
- * access would be available for
 1. L.A. refuse + recycling services
 2. emergency services
 3. postal + delivery services
- * access to mains water, drainage + gas + electricity would be from on site.

- * the proposal would not affect any local watercourse.
- * a 1.80 m high concrete post + timber panel fence would serve as a joint boundary to No 1.
- * existing boundary treatments with No 3 + the adjacent public house will be retained + repaired as required.

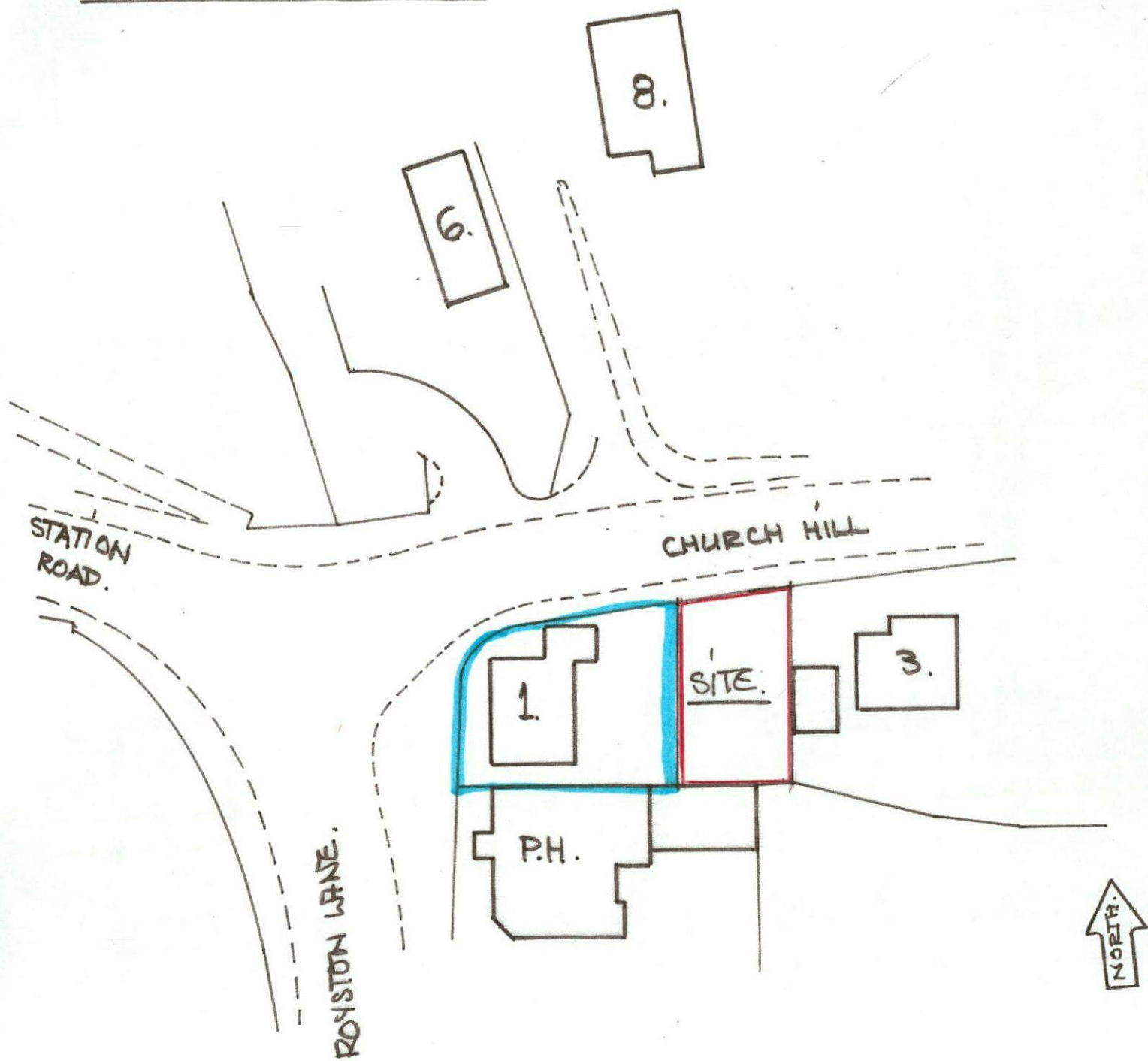
CONCLUSION: - the proposal has been designed + laid out in order to efficiently use the area available, also to allow the dwelling to blend in to the area. At the same time thought has been given to minimise the effect on the adjacent properties

the site has been the subject of a planning approval for the same subject matter (which has elapsed) + through this application + the details provided it would seem to demonstrate that the development should fall within the L.A. planning requirements

LOCATION PLAN SCALE 1:1250'



SITE PLAN SCALE 1:500M.



SITE DETAILS @ 1:250m

both vehicular + pedestrian access to the site must not exceed 1:12 gradient + must be completed prior the dwelling occupation.



ex access to be retained

new access

2.40m vis splay

2.40m vis splay

maintain/improve condition of ex boundary

NO 1.

12.00m.

3.1m.
timber drive

NO 3.

sawyer

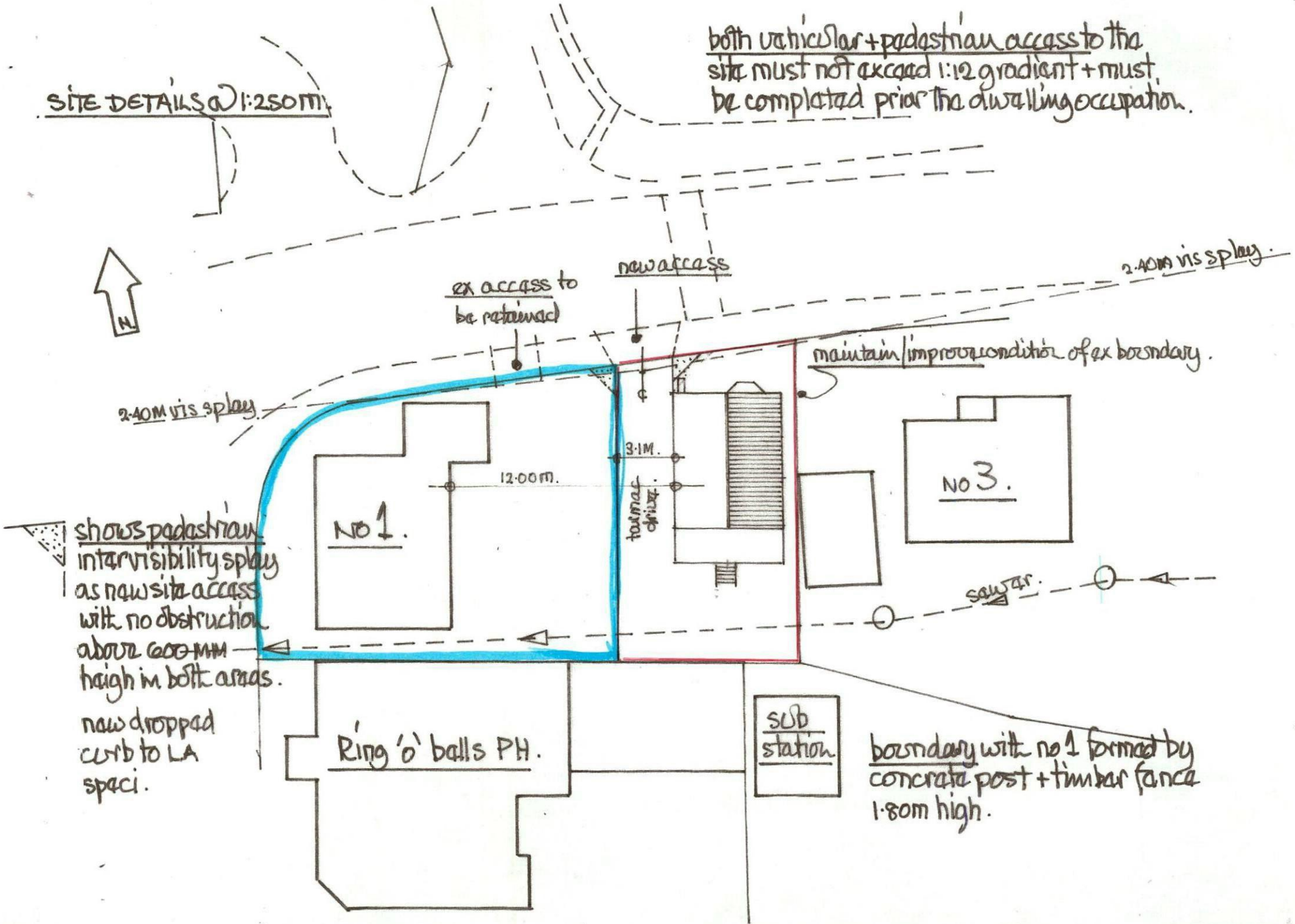
shows pedestrian intervisibility splay as new site access with no obstruction above 600mm high in both areas.

new dropped curb to LA spec.

Ring 'o' balls PH.

SUB station

boundary with no 1 formed by concrete post + timber fence 1.80m high.



GROUND FLOOR.

FIRST FLOOR.

SCALE 1:100M

