

Proposed dwelling – Land at 64 Granville Street, Barnsley

Planning Statement (incorporating design and access statement)

Introduction

This statement is submitted to support an outline planning application for development at the above site. It is proposed to seek permission for a single dwelling.

Notwithstanding that this is an outline application with layout reserved, an indicative site plan is attached below (and an 'existing' site plan for comparison).

Applicable policy

Barnsley Metropolitan Borough Council Local Plan 2019 – 'the local plan'
South Yorkshire Residential Design Guide 'SYRDG'

Principle of development

The site is approximately 325 sq.m in size and located within an established residential area with access to services. The location is therefore sustainable.

Policy H4 (Residential development on small non-allocated sites) allows development in principle i.e subject to other policy considerations:

- Parking and highway safety
- Access for fire fighting
- Residential amenity
- Design and access

In so far as these can be determined under the outline application.

Parking and highway safety

The existing parking arrangement allows for two cars to park in tandem all the way through to the development site (see the existing layout). It is not possible for cars to turn within the site and so must reverse into Granville Street.

It is proposed that the existing parking driveway to the side of No. 64 Granville Street will be utilised as a shared access drive leading to parking areas for both the existing and new properties on the development site – parking spaces with provision for turning can be accommodated enabling forward entry and exit from the site onto the highway. The indicative layout shows how three spaces can be accommodated easily (two for the existing dwelling – in line with existing provision, and one for the proposed dwelling (appropriate for a small dwelling))

Access for fire fighting

All parts of the proposed building will be within 45m of the access point at Granville Street, therefore it would not be necessary for a tender to access the site (Approved Document B, Part B Building Regulations)

Residential amenity

The indicative plan shows the 'footprint' for a 1 bed / 2 person single storey (bungalow) dwelling, of 50 sq.m gross internal area in accordance with the Nationally Described Space Standards.

A modest, single storey dwelling in the location shown on the indicative plan would be sufficiently distant from existing dwellings that there would be no overshadowing or overbearing effects from or onto the proposed dwelling. Position of habitable rooms orientated towards the private garden space (or possibly onto the shared private 'lane' to the rear) and appropriate boundary treatments would prevent any privacy issues between dwellings.

The proposed dwelling would have access to an appropriate private external space – this is shown at not less than 50 sq.m on the indicative plan in accordance with SYRDG policy 4a (amenity space)

Design and access

Design of the dwelling and its surroundings would be confirmed under a reserved matters application (appearance and landscaping)

As demonstrated by the location plan and the indicative site plan, it will be possible to access the site on foot, by bicycle and by vehicle – parking can be accommodated within the plot, close to the main entrance. Approach to the dwelling could be largely level.

It is likely that only a single storey dwelling can be accommodated on the plot therefore it should be straightforward to meet the criteria for any of the three types of accessibility set out in Approved Document M (Part M Building Regulations) up to the standard required for wheelchair accessibility



Existing site plan Scale 1:200 at A4 paper size



Indicative site plan Scale 1:200 at A4 paper size