Design & Access Statement

P R O J E C T T I T L E

Proposals for creation of new residential dwelling

located at Land adjacent to:

124 Applehaigh View, Royston, Barnsley

J O B N U M B E R

1243

C L I E N T

Mr & Mrs Kirk

D A T E

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Prepared By:

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1. Existing use of site

1.1 Land is currently vacant grass/waste land. Locations provides good transport links to surrounding cities and towns via the M1. With easy access to public transport, via an existing bus stop close by.

1.2 The property is not located in a conservation area, nor is it listed, etc.

1.3 The land already has outline approval for one residential dwelling

2. Proposal

2.1 The proposal is to provide a new build residential, detached dormer bungalow, located between two other properties in a residential area.

2.2 Accommodation comprises of Full height atrium entrance lobby, leading off to a private Lounge, Store, shower room and an open plan living space. A utility room and boiler cupboard are located off from the kitchen. On the first floor the main open landing, leads to 4No double bedrooms (one with en-suite) and a family bathroom. The bedrooms to the rear enjoy large full height glazing, with one incorporating a sun terrace/balcony.

2.3 Externally the dwelling is of modern design, with elements taken form neighbouring dwellings to help integrate it into the street. However given the mixture of housing which can be found on Applehaigh view, the design is in-line with what is already existing in the area.

2.4 Ample parking is provided at the front of the dwelling, with a new vehicle access from the highway, constructed in block sets and draining to the mains sewer.

2.5 The front and rear gardens will be turfed and landscaped.

2.6 External materials consist of Wienberger Renaissance Brick, White UPVC fascia boards, with grey UPVC guttering. The roof will be finished in Calderdale grey slate. Windows are double glazed with grey frames in either UPVC or aluminium. Large Bi-folding doors to the rear provide unrestricted access to the rear and views out of the fields.

2.7 Boundary fences will be left as existing with any new fences will be constructed in timber hit and miss as stipulated on the proposal drawings.

3. Evaluation

3.1 The dwelling is in scale with its surroundings and does not over dominate the plot. It causes no overshadowing and overlooking issues and is positioned to provide ample outside space.

4. Environmental Considerations & Provisions

4.1 The building will be constructed to the current high standards of Part L for energy efficiency.

4.2 The building will not have a detrimental impact on the site.

5. Social Context

5.3 The proposals do not cause any negative social impact and will make use of wasteland.

6. Planning Policies

6.1 NPPF Paragraph 14 states:

'...*At the heart of the National Planning Policy Framework is a* ***presumption in favour of sustainable development****, which should be seen as a golden thread running through both plan-making and decision-taking.*
For ***plan-making*** *this means that:*
● local planning authorities should positively seek opportunities to meet the development needs of their area;
● Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
–specific policies in this Framework indicate development should be restricted.9
For ***decision-taking*** *this means:10*
●● approving development proposals that accord with the development plan without delay; and
●● where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
–any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
–specific policies in this Framework indicate development should be restricted.....'

6.2 NPPF Paragraph 17 states:

'….encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value....'

6.3 Please also see NPPF Paragraphs 60, 61, 63

7. Highways

7.1 A new drop kerb will be created from the highway to accommodate access to off road parking / driveway.

7.2 Ample parking for 4No vehicles is provided

7.3 The site is located with good sight lines along the highway

End of Report