

Planning Statement
Land to Rear of
24 Pilley Green Tankersley S75 3AE

Owner Mr S Ayres

Background

This statement has been prepared in support of an outline planning application for the development on land to the rear of 24 Pilley Green for a single detached dwelling.

Site

The site is sandwiched between Pilley Green to the west and Silkstone Close to the east and currently forms part of the remote rear garden of 24 Pilley Green. The site is split off from the host property by a shared service road.

The highways in the immediate vicinity of the site are adopted and maintained by the local authority. The access road immediately behind the properties fronting onto Pilley Green is a private road and will be unaffected by the proposed development. No access onto the private road is proposed.

To the east of the site the boundary onto Silkstone Close is currently formed by a timber picket fence. At the present time there is no access, pedestrian or vehicular, onto Silkstone Close.

The immediate area around the development site is residential with the host property, a semi-detached house, dating from the early 1900s, formerly owned by the National Coal Board. Silkstone Close is a relatively new development comprising of moderately sized detached houses.

There are no trees or other significant structures within the site that warrant preserving. The site is reasonably level in all directions.

The area is adequately catered for by public transport with regular services to and from Barnsley and surrounding areas. Access onto the national motorway network is within a short distance.

The immediate property owners, adjacent to the site, have been consulted on the proposed development and have indicated their support for the small scale development.

Planning Policy

The site is in a Housing Policy Area, as such, residential development on the site would be acceptable in principle.

It is proposed that a new pedestrian and vehicular access to serve the single dwelling would be from Silkstone Close at the head of the cul-de-sac. Access and egress onto site will not create any pedestrian or traffic safety issues.

The new dwelling can be positioned within the site to achieve the minimum separation distances as set out in the SPD Designing New Housing Development guide.

Overlooking or shadowing from the new building can be avoided by appropriate siting and window positioning in habitable rooms.

The small scale development will have little, if any, impact upon local services, facilities and existing properties. The intention is to build a property in a similar style and scale using the same materials to compliment the surrounding area.

Assessment

The proposal for consideration is within an existing settlement and when viewed on the ground is seen to be an infill development rather than building on garden land. A new building at the head of the cul-de-sac would not be discordant with the immediate surroundings and will enhance the street scene.