TOWN & COUNTRY PLANNING APPLICATION

for

DETACHED HOUSE

on

LAND AT 205 DARTON LANE
MAPPLEWELL
BARNSLEY

For
MR NASSER AHMED

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This Statement is in support of a Full Town & Country planning application for residential development on land at 205 Darton Lane, Mapplewell, Barnsley

2 THE SITE

The application site is situated at the western end of Royston, a village in the Metropolitan borough of Barnsley in South Yorkshire, England. The site area is 402 sq m or thereabouts.

The land, as identified on the drawings submitted with the application, is situated to the north of Midland Road and is within the existing curtilage of 205 Darton Lane.

205 Darton Lane is shop with attached living accommodation.

The site lies on the western edge of Mapplewell within an established residential area.

The site is zoned within a Housing Policy Area on the UDP.

The main residential, commercial and retail areas of Mapplewell lie are to the east of the site.

The area is predominantly residential in nature with general shops and post office a short distance away in Mapplewell.

Public transport is available a short distance from the site with frequent services into Barnsley.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals include the construction of a single dwelling with access via a side road from Darton Lane

There are no buildings to be demolished.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to
Policy H8A
Policy H8D
SPG3 – Infill Development

Policy H8A
THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

The traditional two storey property proposed is compatible with the general context of residential properties in the locality. The separation distance to the existing dwelling are considered adequate as the existing substantial, high conifer edge that lies between the site and existing dwelling totally obscures the site from and habitable room windows in the existing dwelling. The windows to the front elevation of the proposed dwelling look over an existing rear access route and do not overlook any private amenity areas. The siting of the building proposed will not cause unacceptable overshadowing, overlooking or loss of privacy.

The scale and appearance of the proposed dwelling was considered in the context of surrounding properties and recent local residential developments.

Policy H8D
PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

An assessment of the proposals indicates that these criteria have been met with no harm caused to the local environment, amenities of residents or traffic problems.

In the context of the existing use of the site, and associated car parking, the redevelopment of the site will not result in harm or loss of amenity to the local environment or amenity of existing residents.

The size proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the buildings has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, and orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, existing rights of way and separation distances to surrounding dwellings

‘Secured By Design’ is the official police flagship for security and designing out crime.

The principals set out therein have been adopted where appropriate. This includes:

Vehicular and pedestrian routes have been designed in a way that ensures that they are open, direct and used as much as possible. The layout does not undermine the defensive space of neighbourhoods because of the positioning of boundary fences and location of private amenity areas.

Pedestrians will have good visibility along the length of the access roads to maximise the natural surveillance. Further, main windows from the proposed dwellings may be positioned to provide views over the access roads.

4 SOCIAL & ECONOMIC CONTEXT

Due to the modest scale of the development there will be no significant impact upon local services.

5 ACCESS

Access to the site will be via the existing access from Darton Lane.

The site is generally reasonably level and it is intended that approaches to the entrance doors will meet the requirements of Part M of the Building Regulations with regard to either a ‘level’ or ‘ramped’ approach from the footway and parking areas.

The access to the site and turning area will be constructed to appropriate Local Authority standards. The location of the access points have been positioned to provide a safe and efficient layout.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

6 ASSESMENT

The proposal is within an existing settlement and therefore complies with Local and National policies relating to residential development.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.