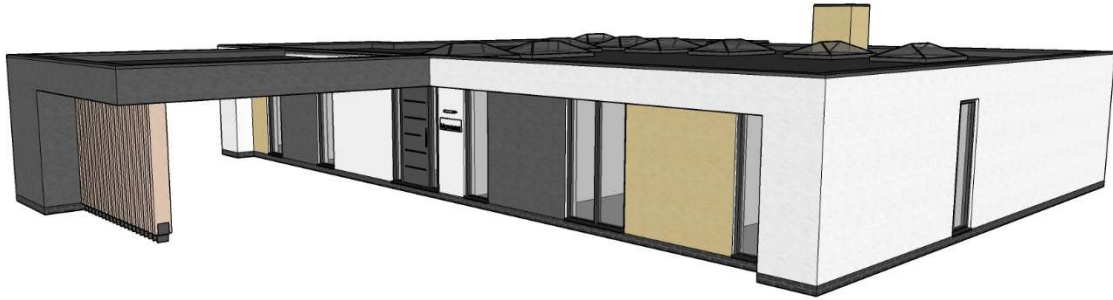


Planning, Design & Access Statement



Project

Proposed Replacement Dwelling

Manressa | Thurnscoe Road | Bolton upon Dearne | S63 8AF



Location

Lyndale | Harworth Road
Blyth | Worksop
Nottinghamshire | S81 8HQ

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1.0 Introduction

1.1 This planning, design and access statement has been prepared by Yorke Architecture Ltd in support of a full planning application for the construction of a single storey, 3 bedroom dwelling to replace Manressa, a 3 bedroom existing house on Thurnscoe Road.

1.2 This statement is to be read in conjunction with the planning application and its accompanying documents;

- Application Form
- PC352/01_Site & Location Plan
- PC352/02_Existing Plans & Elevations
- PC352/04_Proposed Plans & Elevations

2.0. Site Description and Context

2.1 The site is accessed directly off Thurnscoe Road and is situated near the intersections of Carr Head Lain, Station Road and Thurnscoe Road. The site is bounded to the North by Bolton-upon-Dearn Cemetery, private residences to the East and south and Thurnscoe Road to the West. The property's that bound the site consist of a bungalow to the immediate West and a two story property to the East. The site has been cleared of unsightly vegetation and trees.

2.2 The 0.49 acre site is currently occupied by a two story brick property of a none designated style and offers little or no architectural merit. – see figures 1 and 2. Over time, the property has had several ad-hoc extensions consisting of a brick entrance porch and a PVCU side porch, a car port and a rear conservatory. The external storage buildings have also been modified and had the flat roofs replaced by pitched ones. - See figures 3,4,5 & 6.





Figure 3



Figure 4



Figure 5

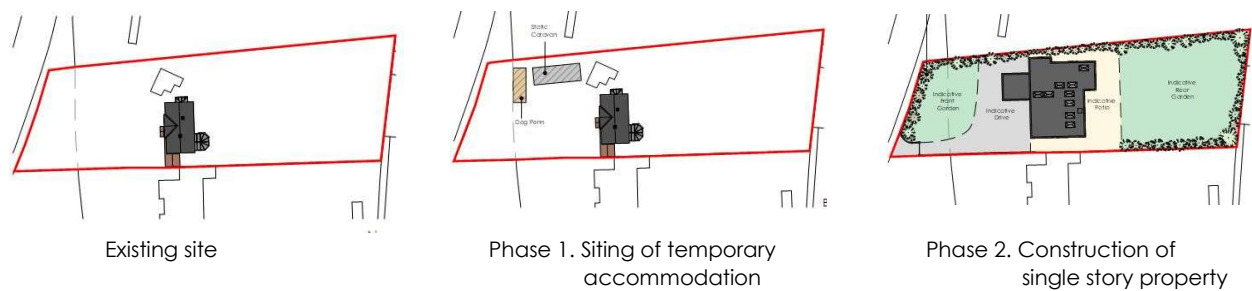


Figure 6

3.0 The Proposal

3.1 The application seeks planning permission for the demolition of the existing property as described above, the siting of temporary accommodation in the form of a static caravan and the erection of a new detached, single storey dwelling as shown below in Figure 7

Figure 7



3.2 The schedule of accommodation will consist of an entrance lobby, office/ study room, open plan kitchen/ dining/ living area, w.c, utility, dog store, 3 bedrooms plus bathrooms -See drawing PC352_Proposed Plans & Elevations

3.3 The proposed design is guided by site restraints and takes advantage of the elongated plot and its views to the front and rear. The proposed position allows for the maximum occupation of the site whilst avoiding any impact on neighbour amenity, provision of natural light and privacy - See *drawing PC352_Proposed Plans & Elevations*

3.4 Access to the site, both pedestrian and vehicular will also remain in its existing position alleviating any major disruption to traffic flow on Thurnscoe Road. The site access is located near the roundabout linking Thurnscoe Road, Carr Head Lane and Station Road thus creating a natural traffic calming situation as traffic enters and leaves the roundabout, enabling safe entry to the highway. There is clear lines of sight along Thurnscoe Road from the access to the site so entry and exit offers no inherent danger to road users. As demonstrated in Figures 8 and 9



Views along Thurnscoe Road from entrance to site.

3.5 On site vehicular movement has been considered by the allocation of a generous hardstanding area to the front of the property allowing safe manoeuvrability around the site. This also offers adequate parking for a minimum of 4 vehicles to compensate for the lack of garaging. With the creation of a generous car port offering adequate covered parking for 2 vehicles.

4.0 Planning Policy Context

4.1 Set out below is the relevant planning policy to the proposal.

National Policy Context

4.2 At the heart of the National Planning Policy Framework (NPPF) is a *presumption in favour of sustainable development*, which should be seen as a golden thread running through both plan-making and decision-taking. There are three dimensions to sustainable development, economic, social and environmental roles.

4.3 The key elements of the NPPF relevant to the proposal are:

- Achieving sustainable development
- Building a strong, competitive economy

- Delivering a wide choice of quality homes
- Requiring good design
- Conserving the natural environment
- Decision taking

5.0 Case in Support of the Proposal

5.1 Section 38 of the Planning and Compulsory Purchase Act 2004 states that all determinations must be made in accordance with the plan unless material considerations indicate otherwise.

5.2 The development plan in this instance comprises of the Core Strategy DPD 2011 and the Allocations and Development Management DPD 2013.

5.3 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking.

5.4 For decision taking this means:

- Approving development proposals that accord with the development plan without delay.
- Where the development plan is absent, silent, or relevant policies are out of date, granting planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole; or
 - Specific policies in the framework indicate development should be restricted.

5.5 The material planning considerations in relation to the proposal are:

- Principle of Development
- Impact on the Character of the Area
- Impact on Residential Amenity
- Impact on Highway Safety
- Impact on Trees

Principle of Development

The site currently contains a dated 2 story property that has reached a point where refurbishment would not be a sustainable or economically viable option. Therefore, in accordance with the NPPF guidance it can be assumed a replacement dwelling would be the correct course of action for this site and therefore be acceptable.

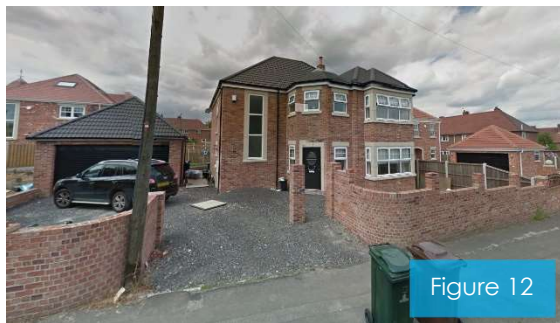
Impact on the Character of the Area

The NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping. Core Policy 9 states that new development should achieve a high standard of sustainable design and layout that is appropriate in form and scale to its context and complement the existing built and landscape environments. This is also supported in Barnsley local development framework core strategy C

SP 29 Design

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley,

The policy also acknowledges the vital role that good design can play in supporting economic and physical regeneration and bringing about new forms of distinctiveness



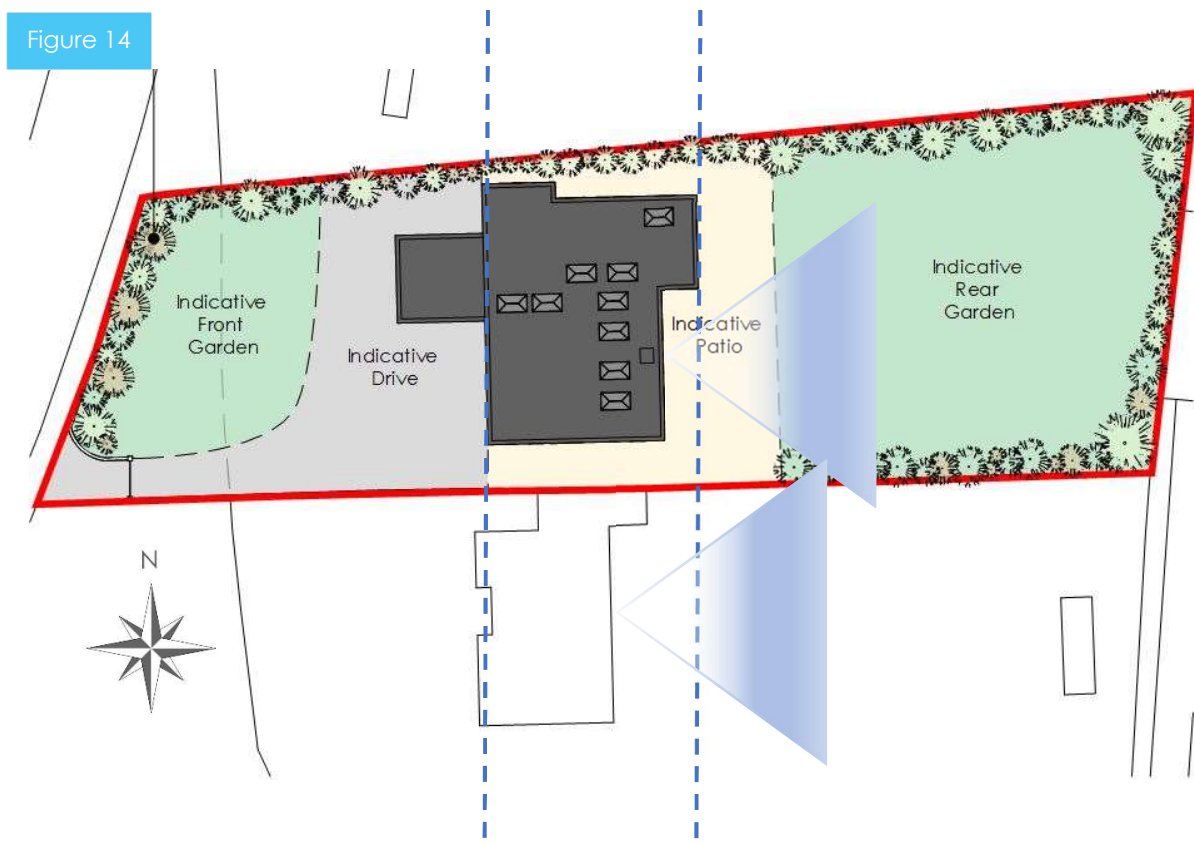
Images of neighbouring properties to the site.

The surrounding built environment contains a variety of architectural precedents ranging from 1950s style authority housing, modern new builds and 1940s bungalows. As demonstrated in figure 10,11,12 & 13. This mix of styles allows for more flexibility in the proposal for a new building to be added to the area and does not demand a set style or form to sit within the vernacular.

The proposed design aims to address this and offers a balanced approach of both traditional and contemporary form and materiality suitable for its environment, taking design cues from mid century modernism and the local vernacular. This process was undertaken with reference to NPPF paragraph 57 which states that it is important to plan positively for the achievement of high quality and inclusive design for all development including individual buildings. Reference has also been taken from paragraph 60 and 63 stating planning policies and decisions should not attempt to impose architectural styles or tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles, but great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally in the area.

The proposal is designed around the site constraints therefore it's unique to this particular site and its requirements. The proposal provides an innovative solution which raises design standards in an area that does not currently reflect any special character or innovative design and visual appearance.

Impact on Residential Amenity



Careful consideration has been given to the surrounding properties during the design process to eliminate any negative affect on their amenities. The positioning of the proposed built form will sit on the existing front building line and project past the rear of the neighbouring bungalow to create privacy to the rear garden space by causing a staggering affect alleviating any overlooking (see figure 14). The site is also located to the north of the neighbouring bungalow so will have no negative affect to daylight amenity to the property by offering no overshadowing. The proposed property is bounded to the North by Bolton-upon-Deane Cemetery so will not have any negative affect on it.

The single story design will complement the existing bungalows situated near the site and offers a more contemporary twist in both built form and materiality but still fits within its locality. By proposing a flat roof instead of a more traditional pitched roof the built form will have a non-domineering nature which creates a subservient addition to the built environment and adheres to the NPPF which seeks to ensure a good standard of amenity for all existing and future occupiers of land and buildings.

Impact on Highway Safety

The proposal is to use the existing access for the new property so there should be no impact on highway safety. The existing access to the site offers clear lines of sight along Thurnscoe Road enabling safe departure and entry to the site. Provision has been made to allow entry and exit to be made in a forward gear via ample turning space within the property. The proposed development will not generate a noticeable increase of vehicular movement and therefore has no negative impact on Thurnscoe Road.

Impact on Trees

All trees that have been removed will be compensated by way of a new planting strategy to be implemented on completion of build.

6.0 Other Matters

6.1 Sustainability Measures

The proposal includes various sustainable construction methods through a fabric first approach and energy efficiency methods. A minimum 50% uplift in insulation thickness over and above Building Regulation requirements is to be installed. The building is to achieve high standards of air tightness, with a target air leakage to be sub $5\text{m}^3/\text{hr}/\text{m}^2$ @ 50pa.

Building materials and products will be sourced locally taking advantage of the environmental benefits of reduced travel distances and impacts from the manufacture site to the building site, creating a smaller carbon footprint for materials

6.2 Flood Risk



As can be seen from the Environment Agency's flood risk map, the site is within a flood zone 1 and therefore needs no further risk assessment. There are no reasons to believe that there are any critical drainage issues, foul drainage will be via the existing mains drainage system.

Excess surface water drainage disposal is proposed to be via a soakaway system subject to percolation tests. Should an effective soakaway system not be possible the surface water will be disposed of via the mains drainage system.

7.0 Summary and Justification

7.1 The proposal involves the erection of a detached replacement dwelling at Manressa, Thurnscoe Road, with associated, existing access, boundary treatments and landscaping.

7.2 The proposal complies with the Development Plan and meets the 5 specified criteria and as such is accepted in principle.

7.3 The site constraints have provided a design which sits comfortably in its location and provides a quality family dwelling, fit to meet the needs of future generations. The development makes good use of the site and does not result in any impacts on the residential amenity of the occupiers of nearby dwellings.

7.4 The site can comfortably provide for four parking spaces and adequate provision for manoeuvrability to enable safe access and egress to and from the site in a forward gear.

7.5 The proposal meets with the three dimensions to sustainable development as set out within the NPPF;

Economic Role

The proposal will contribute towards a strong, responsive and competitive economy by providing a minor contribution towards the construction economy during the course of the development and by the purchase of local supplies and services. The unique dwelling will provide an aspirational home that may encourage occupation by higher earners and spur surrounding regeneration and development of neighbouring properties.

Social Role

The proposal will support strong, vibrant and healthy communities by providing a minor contribution towards the supply of housing within the area. Creating a high-quality development within the built environment with accessibility to local services.

Environmental Role

The proposal will use materials and methods that will assist in mitigating and adapting towards climate change and goes above and beyond the energy efficiency and sustainability measures that are expected of a typical urban dwelling enabling one family to live in a bespoke environmentally responsible dwelling.

8.0 Conclusion

8.1 The proposal accords with the development plan and is sustainable development as defined within the NPPF. The proposal would not result in any adverse impacts that would be demonstrably harmful to the character of the area, residential amenity or highway safety. It is on this basis that the development should be approved without delay.