OUTLINE TOWN & COUNTRY PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

LAND AT
19 NANCY ROAD
GRIMETHORPE
BARNSLEY
S72 7JU

For

MRS DOREEN KELSALL

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This is an outline application for a pair of semi-detached houses with all matters reserved except access & layout

2 THE SITE

The site is situated adjacent 19 Nancy Road, Grimethorpe, Barnsley

The land is currently within the curtilage of an existing semi-detached house.

In addition to the dwelling there is a detached single garage and disused, brick built sub-station on the site.



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

The site is within a well-established residential area, close to local amenities, schools, shops etc and has good transport links to Barnsley Town Centre.

The area has, in recent years, seen major re-development with additional modern dwellings and infrastructure.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

This is an outline application with all matter except access amd layout to be reserved.

However the site is considered to be suitable for the development proposed.
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Separation distances to surrounding properties can be accommodated and there are no reasons why all the requirements contained in Planning Policies and associated guidance cannot be achieved.

This applies to both internal floor areas, parking provision, provision of amenity space and access.

The site curtilage for the proposed dwelling has been located to ensure sufficient residential amenity space is retained by the existing dwelling.

With a sensitive design there will be no residential properties significantly adversely affected by the proposals.

The proposals for residential development of the site will cause no significant harm to the local environment.

The size of properties and accommodation proposed for the dwellings will be appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

4 SOCIAL & ECONOMIC CONTEXT.

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

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

The site is close to frequent public transport links into the Town Centre

The site is within walking distance of shops and local amenities.

4 ACCESS

The existing access serving No19 Nancy Road is situated in the north western corner of the site at the junction of Nancy Road and Foxshaw Mews.This access is to be closed.

It is proposed to form a new access to the existing dwelling and two parking spaces direct from Nancy Road

Parking to Plot 1 will be direct from Foxshaw Mews and Plot 2 from nancy Road. All a shown on the submitted drawing.

Access to the new property will be from the Greenacres, an adopted highway.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

A single detached dwelling will be fully compatible with the general character of the locality.

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.

The density of the proposed development is acceptable in relation to the surroundings.