



**PROPOSED DWELLING,  
LAND TO REAR 108 BLYTHE STREET, WOMBWELL,  
BARNSELY, S73 8LL.**

**DESIGN AND ACCESS STATEMENT**

**MAY 2026  
REF: 202516.DA1  
REV 0**

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**DESIGN AND ACCESS STATEMENT**

**1.0 Assessment**

**1.1 Physical Context**

The Site is sandwiched between the rear of 108 Blythe Street to the south-west and the rear of 109 Barnsley Road to the north-east, to which the land was formerly associated as part of its garden. It comprises a rectangular parcel of near level land laid out predominantly as hardstanding with a small section of artificial grass to the far south of the plot under the boundary wall to the rear of the adjoining terraced houses on Blythe Street. The side boundaries are timber panel fences with concrete panels and gravel boards, and the NE boundary is the rear boundary wall to No.109 Barnsley Road.

Surrounding properties are mainly two storey residential buildings with the occasional single storey dwelling and within that existing stock can be found mainly traditional materials with predominant features being tiled/slanted pitched roofs, masonry external walls of predominantly facing brick, together with PVC windows typically and varying door styles and finishes.

**1.2 Social and Economic Context.**

Due to the scale and nature of the proposals it is not anticipated that there will be any significant effects on the local social and economic context, however, if the proposals are successful, it will enable the creation of a new family dwellinghouse in a highly sustainable location to add to the local housing need/offer as a useful windfall site to help the Local Authority meet its housing targets.

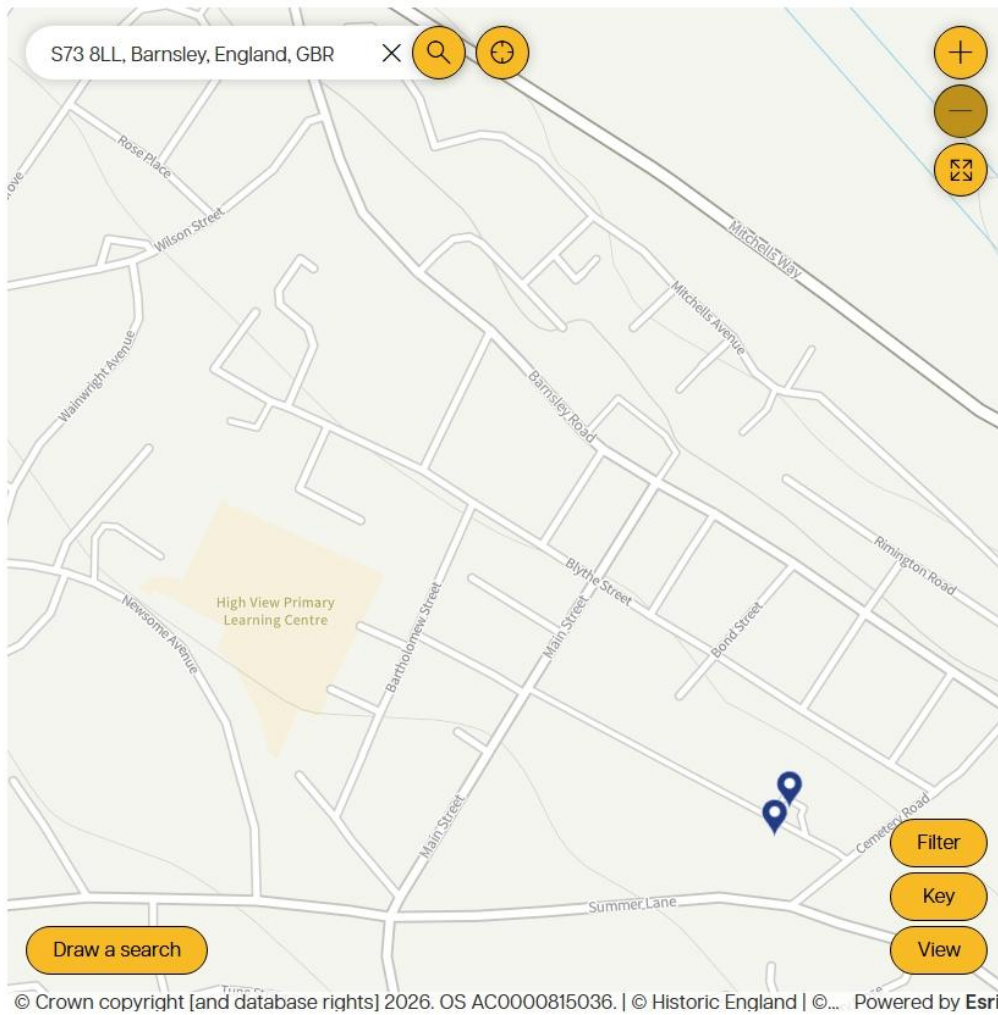
**1.3 Planning Policy Context.**

Planning policy has been reviewed during the design process and amongst the things considered at a national level was The Planning Policy Framework Chapters and Paragraphs on sustainable development generally, well designed places and Housing supply and mix.

At a local level the Town Council's Local Plan and SPD's have been used to inform matters, and the relevant policies have been considered and borne in mind during the design process, particularly those policies relating to sustainability, Housing, Development and sustainable transport and general design principles in these documents and the relevant associated supplementary planning documents.

Flood risk has also been assessed and as can be seen on the attached Flood Risk Summary and Map, the site is located Flood Zone 1 outside/above the locally affected parts of valley surrounding the River Rother and with the use of sustainable drainage techniques in the new construction no off-site impacts are anticipated.

From a review of the Local and National Heritage Lists/Records there does not appear to be any heritage assets, be that a Listed Building, either nationally or locally listed, a registered heritage site/park or a Conservation Area within the immediate vicinity of the site that place any constraints on the current proposals. The nearest listed buildings are the local cemetery's chapels over 350M away to the south-east. See map inserted over.



## 2.0 Evaluation

The assessments have highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design wherever possible as discussed further in the remainder of this statement.

## 3.0 Design

### 3.1 Use

Proposed residential property in NW Wombwell on what is effectively previously developed land where housing predominates that is identified in the Local Plan within the urban fabric of the town with no specific allocation.

### 3.2 Amount

Construction of 4 bed 6-person two storey house of approx. 70 sq m per storey giving an overall internal area of approx. 140 sq m with room sizes of at least those recommended in the SYRDG with detached double garage and frontage parking for at least 3No private cars accessed via the existing approach from John Street to the north-west.

### **3.3 Layout**

The proposed dwelling house has been laid out to use a part of the site that appears to have the least impact upon the existing and surrounding properties with at least the recommended separation distances for the necessary privacy for the new house and the surrounding dwellings as shown on the drawings to ensure that the proposal mitigates one of the concerns highlighted during the previous application/appeal on the site.

The proposed dwelling also takes advantage of the existing vehicle access from John Street and the pedestrian access from Blythe Street to afford the proposed dwelling with a suitable refuse storage area in close proximity to the public highway for refuse removal and recycling purposes and for fire service hose access to the periphery of the dwelling within the recommended 45M to further alleviate other concerns highlighted during the aforementioned application/ appeal (Ref: 2021/0791 and APP/R4408/W/21/3287058, respectively).

The layout also enables good levels of private external amenity to the proposed dwelling with the previously mentioned boundaries to the periphery of the site for suitable privacy and separation and security

### **3.4 Scale**

It is proposed that the new dwelling will be two storey in the same manner as the existing housing stock that surrounds the site and to give a smaller, more manageable footprint to help with the layout of the site and maximize the separation distances and privacy of the new and existing dwellings.

### **3.5 Landscaping**

The proposals will include for art stone flagged paths to the perimeter of the building and to rear terrace with a driveway formed in suitable tarmac with gully drainage to soakaway with private garden to rear of dwelling to “soften” the scheme where possible yet hopefully avoiding excessive maintenance.

### **3.6 Appearance**

The building will be constructed in facing brick walls, to match the surrounding housing stock, under a contemporary gabled pitched roof covered with natural slates to again match the existing dwellings to the periphery and surroundings of the site. These arrangements will also be combined with windows and doors in dual-colour PVC and/or matching composites.

### **3.7 Access**

The site will be accessed via the existing access from John Street with corner gates on boundary line to secure the site and leading to a detached double garage sized to SYRDG recommendations with separate spare/visitor parking space adjoining proposed garage.

### **4.0 Summary**

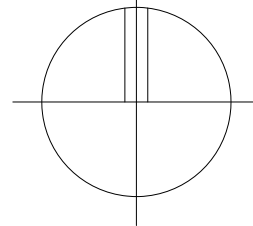
Taking all factors into consideration the proposal appears compatible with both national and local planning policy and it is therefore hoped that it can be viewed favourably during the planning process.

**Appendix A**  
**Site Location Plan**



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North



0 cm | 2 cm | 4 cm | 6 cm | 8 cm | 10 cm | 12 cm | 14 cm | 16 cm | 18 cm

**LAND TO REAR 108 BLYTHE STREET  
WOMBWELL, BARNSELY,  
S73 8LL.**

**SITE LOCATION PLAN**



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**Ref: 202516**

**Date: APRIL 2026**

**Scale: 1:1250 @ A4**

**Drwg No: 02**

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## **Appendix B**

### **Flood Risk Information**

# Flood map for planning

Your reference  
**202516**

Location (easting/northing)  
**439382/403433**

Created  
**2 May 2026 08:52**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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# Flood map for planning

Your reference  
**202516**

Location (easting/northing)  
**439382/403433**

Scale  
**1:10,000**

Created  
**2 May 2026 08:52**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

