

PLANNING, DESIGN & ACCESS STATEMENT

Proposed Single Storey Dwelling and Detached Garage

Land at Lane End Mews

Thurnscoe

Barnsley

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1. Introduction

This Planning, Design and Access Statement has been prepared in support of a full planning application for the erection of a single-storey dwelling and detached garage at Land at Lane End Mews, Thurnscoe.

The application site lies within the defined settlement boundary for Thurnscoe as identified within the Barnsley Local Plan Policies Map. The proposal therefore, concerns windfall residential development within an established residential area.

The purpose of this statement is to demonstrate that the development is acceptable in principle, appropriate in design, and compliant with relevant local and national planning policy.

2. Site Description & Surroundings

The site comprises approximately 512.5m² of vacant land within a residential cul-de-sac at Lane End Mews.

The site is bounded:

- To the south by an existing two-storey dwelling
- To the north by a culverted watercourse
- Beyond which lie five approved and constructed single-storey bungalows
- To the east and west by established residential development

The surrounding area is characterised by modern residential properties of mixed scale, including both single and two-storey dwellings.

The site is not within a conservation area and is not subject to heritage constraints.

3. Planning History

Planning permission was granted in 2020 for five detached bungalows on land immediately north of the culverted watercourse.

That scheme was accepted by the Local Planning Authority notwithstanding the mapped Flood Zones 2 and 3, subject to mitigation.

The existence of this permission and its implementation establishes the principle of residential development within this precise context.

4. Proposal Description

The proposal seeks permission for:

- A single-storey dwelling (GEA 123m²)
- A detached ancillary garage (GEA 48m²)

The dwelling comprises:

- Three bedrooms
- Open-plan kitchen / living / dining area
- Bathroom
- Office / en-suite
- Private amenity space
- On-plot parking

Access is taken from Lane End Mews via the existing point of entry.

5. Planning Policy Context

National policy is contained within the National Planning Policy Framework (December 2023).

Paragraph 60 confirms that the planning system should support the delivery of homes.

Paragraph 124 requires that development should add to the overall quality of the area.

Paragraph 130 requires that development should be sympathetic to local character while not preventing innovation or appropriate contemporary design.

At local level, the Barnsley Local Plan supports residential development within defined settlement boundaries, subject to compliance with design, amenity and flood risk policies including GD1, D1 and CC3.

6. Principle of Development

The site lies within the defined settlement boundary of Thurnscoe.

Residential development within settlement limits is acceptable in principle, subject to detailed considerations.

The proposal represents infill development within an established residential street. It does not extend the settlement boundary, does not encroach into countryside, and does not undermine strategic housing allocations.

The principle of residential development is therefore supported.

7. Flood Risk

The site lies partially within Flood Zones 2 and 3 associated with a culverted watercourse.

A detailed Flood Risk Assessment accompanies this application.

The assessment confirms that:

- The Sequential Test is satisfied
- The Exception Test is satisfied
- The dwelling is positioned outside the highest risk strip
- Finished floor levels will provide appropriate mitigation
- The development will not increase flood risk elsewhere

Recent investment by Yorkshire Water in the Thurnscoe CSO system further strengthens catchment resilience.

The proposal is compliant with Local Plan Policy CC3 and national flood risk guidance.

8. Design & Layout

The dwelling has been carefully positioned within the plot to:

- Maintain separation from the culverted watercourse
- Respect the adjacent two-storey dwelling
- Reflect the orientation of the approved bungalows opposite
- Retain private amenity space

The layout provides a clear and legible arrangement of internal spaces suitable for modern family occupation.

Access to the garden is provided directly from the living area.

9. Scale & Massing

The proposed dwelling is single-storey with a ridge height of 5.04 metres.

This is materially lower than the adjacent two-storey property and reflects the scale of the approved bungalows opposite.

The detached garage is subordinate in both footprint and height (ridge 4.1m).

The proposal is therefore proportionate and visually appropriate within the street scene.

10. Appearance & Materials

The dwelling is proposed to be finished in:

- Rendered external walls
- Grey roof tiles
- uPVC or aluminium windows

These materials reflect modern residential development within the locality, including the recently constructed bungalows opposite.

The design is contemporary but modest and restrained in form.

11. Residential Amenity

The proposal has been designed to avoid unacceptable overlooking, overshadowing or overbearing impact.

Window placements have been carefully considered to limit direct views toward neighbouring properties.

Private amenity space is provided in accordance with modern expectations.

The development will not result in material harm to neighbouring residential amenity.

12. Highways & Access

Access is taken from Lane End Mews via the existing access point.

On-plot parking is provided.

The proposal does not intensify access arrangements beyond typical residential use and is compliant with local parking standards.

13. Drainage

Surface water drainage will be designed in accordance with the drainage hierarchy and detailed within the accompanying Flood Risk Assessment.

The proposal will not increase flood risk elsewhere.

14. Sustainability

The proposal represents efficient use of previously undeveloped land within the settlement boundary.

It supports local housing supply in a sustainable location close to existing services and infrastructure.

15. Conclusion

The proposal represents appropriate windfall residential development within the defined settlement boundary of Thurnscoe.

It reflects the established character of the area, respects neighbouring amenity, and satisfies all relevant local and national planning policy requirements.

Flood risk has been robustly assessed and appropriately mitigated.

The application should therefore be supported and planning permission granted.