
**OUTLINE TOWN & COUNTRY PLANNING
APPLICATION FOR RESIDENTIAL DEVELOPMENT**

on

**LAND AT
1 CORONATION ROAD
BARUGH GREEN
BARNSELY**

For

MR E. L. LEDGER

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

Revised May 2009

1 BACKGROUND

This Statement is in support of an Outline Town & Country planning application for residential development on land At 1 Coronation Road, Barugh Green, Barnsley.

An earlier application Ref 2008/1367 we refused on 29th October 2008. However during the application period the Planning Officer provided advise regarding what was considered to be an acceptable proposal. An extract from an e mail message dated 8th October 2008 from the Planning Officer is included below:-

*"It was discussed and the only way we can see a dwelling being accommodated on that site is if it is cited in line with 198 Higham Common Road, which would require the applicant to purchase the bottom section of garden belonging to number 3 Coronation Road.
The extra piece of land would then provide a larger rear garden for the proposed dwelling and would provide adequate separation distance between the rear elevation and the garden of 5 Coronation Road."*

At that time the purchase of additional land was not an option available to the applicant. However the situation has changed and this application is generally inline with the Planning Officers recommendations. In order to meet the Highway requirement (site entrance to be sited as far to the south as possible) the parking is to the front of the proposed dwelling.

All matters, other than access and siting, are reserved.

2 THE SITE

The site is situated at the junction of Coronation Road and Higham Common Road within an established residential area.

The area is characterised by traditionally constructed, two storey dwellings.

The site is currently part of the garden areas to Nos 1 & 3 Coronation Road.

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

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

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to

Policy H8

Policy H8D

Policy H8A
SPG3 – Infill Development

The site is within a Housing Policy Area on the Barnsley M.B.C. U.D.P. in accordance with Policy H8

Policy H8

AREAS DEFINED ON THE PROPOSALS MAP AS HOUSING POLICY AREAS WILL REMAIN PREDOMINANTLY IN RESIDENTIAL USE. OTHER USES WILL ONLY BE PERMITTED WHERE THEY ARE COMPATIBLE WITH A RESIDENTIAL AREA AND OTHER POLICIES OF THE PLAN.

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.

Although the application is in outline only it is considered that it is feasible to design a dwelling on the site that would meet this criteria.

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.

In the context of the existing, adjacent properties it is considered feasible that a dwelling on the site would not result in harm to the local environment or amenity of existing residents.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

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

5 ACCESS

The proposed access to the site has been discussed with Mr A. Starkey (Barnsley M.B.C.) and has been positioned as agreed with associated visibility splays.

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.
