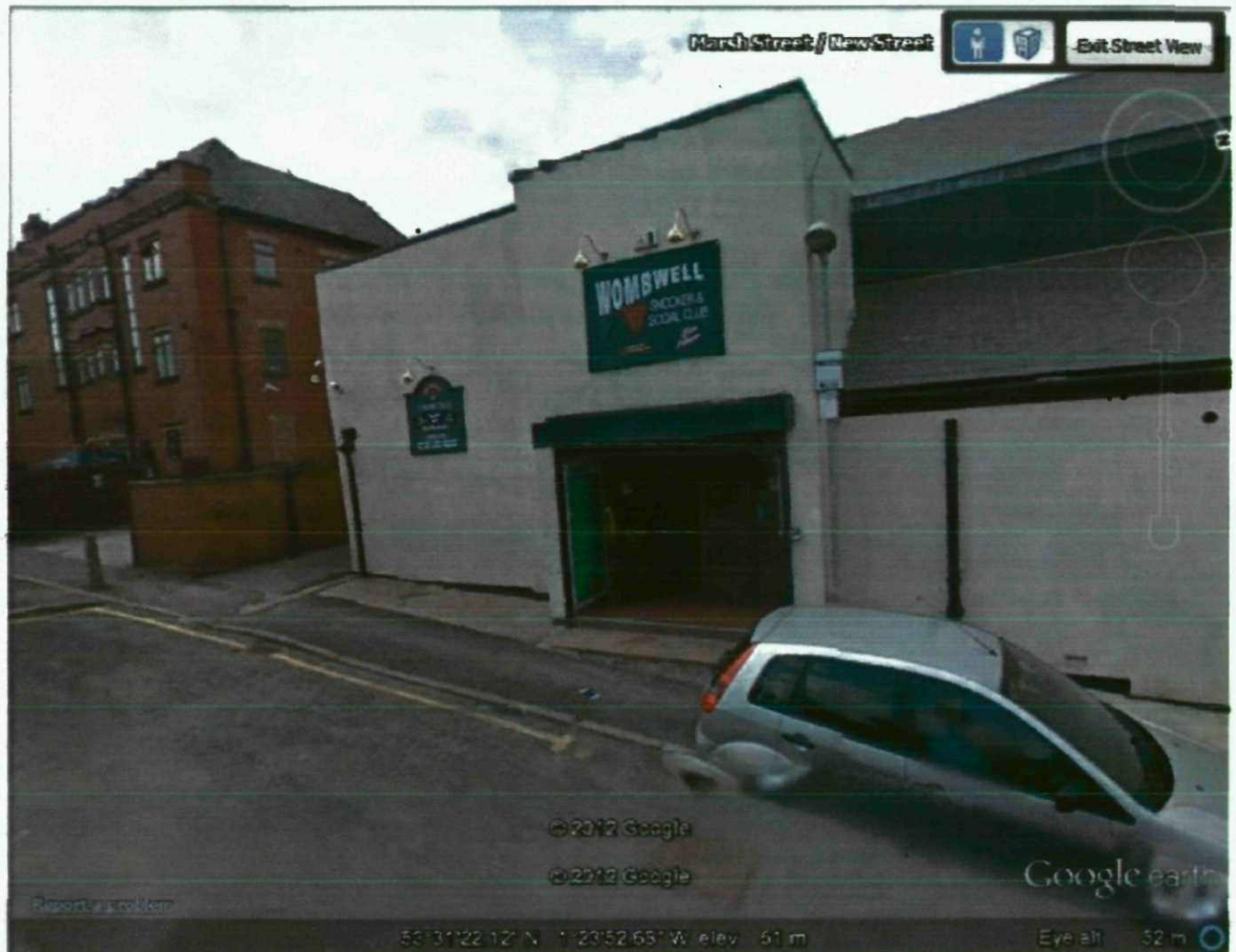


For and on behalf of M. Rodgers



PLANNING, DESIGN AND ACCESS STATEMENT

Residential Development, Wombwell Snooker Centre , Wombwell , Barnsley

Prepared by
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October 2012

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Date: October 2012

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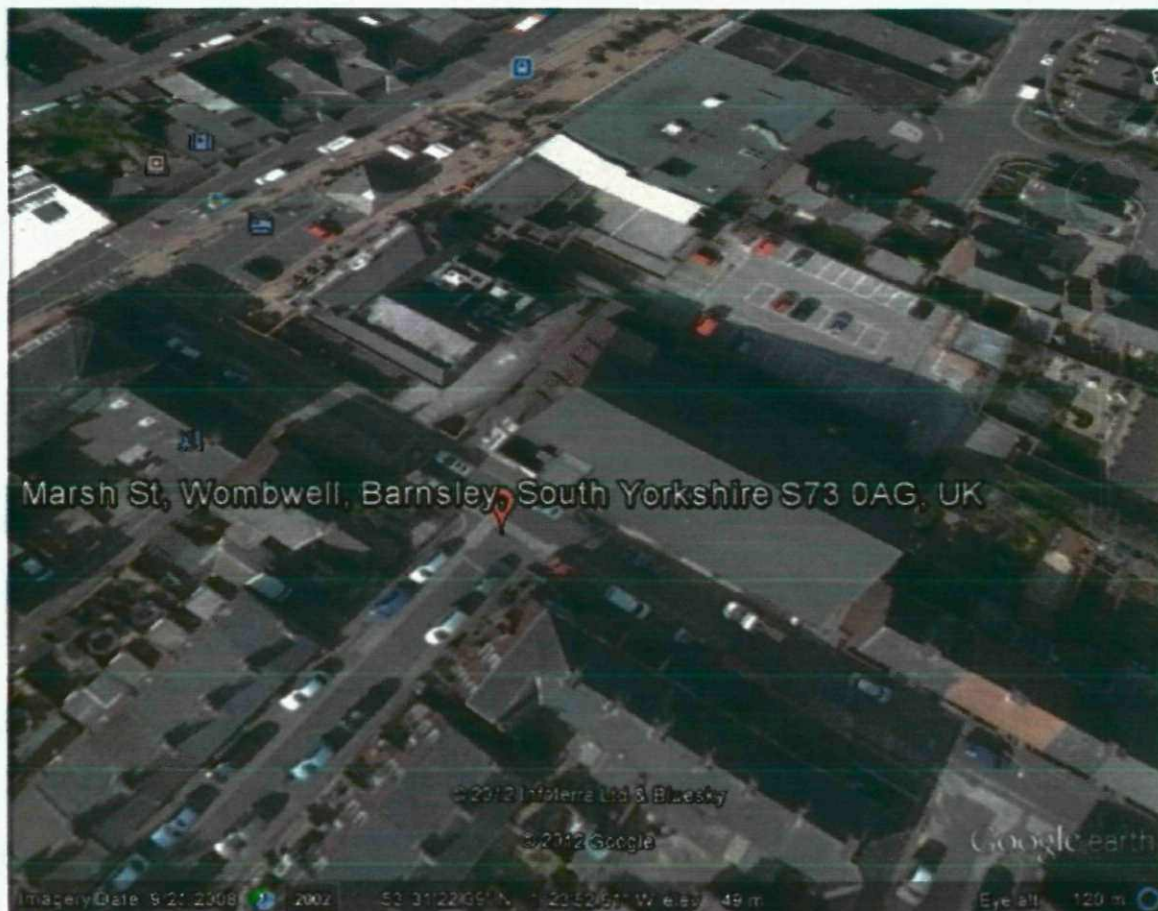
1.0 Introduction

- 1.1 This Planning, Design and Access statement has been prepared by AA2L Ltd on behalf of Miles Rodgers in support of the planning application for the demolition of Wombwell Snooker centre and the construction on two blocks of apartments with parking at Marsh Street, Wombwell.
- 1.2 The statement has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access statements which came into force on the 10th August 2006.
- 1.3 Prior to the submission of this planning application pre-application discussion was undertaken to discuss the proposal and the submitted supporting documents are intended to address any matters raised through this discussion.
- 1.4 This statement has been subdivided into various components beginning with the site description providing a context of the proposal in the wider surrounding area.
- 1.5 A description of the proposed scheme will then be presented within the design and access sections of this statement.
- 1.6 In evaluating the approach that has been taken for this particular proposal the design principles and concepts that have been applied to the type, amount, layout, scale and appearance of the scheme will be explained and means of access will be detailed.
- 1.7 The planning policy context in relation to relevant national and local planning policy will then be assessed and appropriate conclusions will be drawn.

2.0 Site Description

Site Context

- 2.1 The site lies in a saved UDP Fringe Commercial area, where residential development can be supported where it adjoins existing residential properties. The site has been used for many years as Wombwell Snooker Centre, a large building which dominates its site and the streetscene set amongst predominantly stone fronted terraced housing.
- 2.2 The 0.1 hectare sloping site is located in Wombwell Town centre with access directly off Marsh Street.



Photograph 1 – Aerial photograph of the proposed development site and surrounding context

Planning History

- 2.3 The Council planning records confirm that there are no previous planning application of relevance to this application

Development proposal

- 2.4 Due to the recession and smoking ban The Wombwell Snooker centre has become unsustainable as a business. The scale and design of the building does not lend itself to any form of refurbishment.
- 2.5 The building will be demolished and replaced with two blocks of 2.5 storey stone fronted apartments with parking to the rear
- 2.6 In terms of the proximity of the site to services and amenities, the site is within 30m of essential everyday facilities including public houses, a Church, post office and shops.
- 2.7 These distances, coupled with the availability of bus services secure this as a sustainable location.

3.0 Design Statement

3.1 This section of the report has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10th August 2006.

3.2 The statement will identify the approach that has been used in relation to design. In particular the following aspects of the development will be considered:

- Type of development
- Amount of the development
- Layout of the development
- Scale of the development
- Provision of landscaping
- Appearance of the development

3.3 The scheme has been evolved following pre-application discussions with the planning officers, Matthew Smith, Alexandra Merryweather, and Highways Officer Kevin Ellam

Type of Development

3.4 The site falls within a Fringe Commercial Area whereby planning have confirmed that residential use is not outside the scope of the policy.

3.5 The proposal will comply with a range of building regulation requirements relating to the internal design of the buildings.

3.6 The proposed development will provide a type of residential accommodation for which there is a high local demand

Amount

3.7 It is considered that the level of proposed development is commensurate with the size of the site.

Scale

3.8 The scale of the new buildings will be more in keeping with the residential terraced housing opposite and adjacent to the site

Provision of Landscaping

3.9 The site has sufficient hard landscaping for 12no. off street parking spaces to the rear, a bin store and cycle parking

Soft landscaping and amenity space will also be provided to the rear

3.10 Appearance of the Development

Two pitched roof buildings either side of a vehicular access . The eaves and ridge lines are comparable with the heights of adjacent dwellings.

The buildings are located to the front of the site. Although set back nominally from the footpath they fully respect the building line and can be seen as a continuation of the terraced blocks which are predominant features of Wombwell town centre housing.

The sloping eaves detail feature of the adjacent housing terrace has been avoided and the roofline stepped in accordance with site topography.

Materials are consistent with the locality. The use of stone, slate and facing brick will be contrasted with render to the entrance

Architectural features such as vertical window proportions have been used to reflect the positive elements elsewhere on the street

4.0 Access Statement

Introduction

- 4.1 The statement will briefly outline the approach that has been used in relation to access.
- 4.2 It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations (paragraph 100, Circular 1/2006).
- 4.3 The proposal will comply with a range of building regulation requirements relating to the internal design of the buildings. This together with the overall design and layout of the site will ensure that the development can be accessed by all users.

Accessibility of the Site

- 4.4 The existing pedestrian and vehicular access to the site will maintained directly off Marsh Street

5.0 LDF Core Strategy

- 5.1 Supporting this application is a range of core strategy policies.

CSP 2 Sustainable Construction which states that all new dwellings will be expected to achieve at least a Level 3 rating under the Code for Sustainable Homes or the equivalent, rising to level 4 in 2013 and Level 6 by 2016.

CSP 14 Housing Mix and the Efficient Use of Land. This states that housing developments should include a broad mix of house types and developments should be encouraged on previously developed sites.

CSP 25 New Development and Sustainable Travel. This states that new development should be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

CSP 26 New Development and Highway Improvement . This states that new development should be designed and built to provide safe, secure and a convenient access for all road users.

CSP 29 Design states that new development should contribute to place making and be of a high quality and contribute towards creating attractive, sustainable and successful neighbourhoods.

CSP 40 Pollution Control and Protection. This policy aims to ensure that developers avoid harming the amenities of existing residential occupiers when undertaking construction works.

Development Sites and Places Development Plan Document

The site lies within the Urban Fabric and the proposal is for housing, therefore policy GD1 General Development. Policy GD1 states that proposals for development will only be approved if, amongst other things, there will be no significant adverse effect on the living conditions and residential amenity of existing or future residents and the proposed development is compatible with neighbouring land and will not significantly prejudice the future use of the neighbouring land.

National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In this instance Chapter 6 (Delivering a Wide Choice of High Quality Homes) and Chapter 7 (Requiring Good Design) are most relevant. Chapter 6 paragraphs, 49 to 50 states that housing applications should be seen in the context of the presumption of sustainable development and that housing proposals in sustainable locations, on previously developed sites and that include a mix of house types and sizes should be supported. Chapter 7, paragraph 58 states that the planning system should encourage developments which are visually attractive as a result of good architecture and include appropriate landscaping.

Supplementary Planning Documents

- SPD Designing New Housing Developments – this outlines the minimum amenity standards new housing developments are expected to achieve and in particular states that side habitable room windows serving habitable room should be avoided to prevent overlooking of any existing adjoining garden areas.

- SPD Parking – at least two off street car parking spaces should be provided to serve 3 bedroom + dwellings.

6.0 Conclusion

It has been shown through assessment of those requisite elements of national and local policy guidance that the development proposals are in accordance with the prevailing Core Development Plan and Supplementary planning documents .

The proposed development has been designed to service a local and national need for housing and to replace an unsightly building and unsustainable business with a development which fully reflects the prevailing character of the street .

In light of the above and the fact that it has been demonstrated that the proposal complies with relevant planning policy guidance, it is hoped that in the light of this the Council would approve the application.