

Proposed Dormer Bungalow
Land at Beechfield Close
Bolton upon Dearne
Rotherham
S63 8EY

Sept 2023

MJB/JB 14.27

DESIGN AND ACCESS STATEMENT

1.0 Description

This statement accompanies an application for full planning permission for the erection of a detached dormer bungalow on vacant land at Beechfield Close Bolton upon Dearne. We act for the owners of the land referred to above. The site was not developed at the same time as the remainder of the site due to the presence of two mature Beech Trees that occupied the land.

Concerns were raised about the structural integrity of the beech trees in 2008 and they were removed in 2009 following significant limb failure.



Fig 01. Images of former beech trees removed following structural failure.

Following the removal of the trees, a planning application for the erection of a two-storey dwelling was submitted in 2010 and subsequently withdrawn. The land has remained in the private ownership of the applicant who is now applying for planning consent for its development with a dormer bungalow.

The site remains a grassed area in private ownership with no trees or planting

2.0 Location

The site is located at the south end of Beechfield Close in Bolton upon Dearne. A site location plan is provided with the application documents.

3.0 Physical Context

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Beechfield Close is a small cul-de-sac comprising of detached two storey dwellings built in red brick concrete tiled roofs. Typical images are shown below.



Fig 02. Typical views of detached dwellings to Beechfield Close.



Fig 03. View from the north looking south.

The site comprises maintained rough grassland with no frontage boundary structure and an existing 1.8m high boundary to the rear (west).

There are a number of mature trees to the western boundary located on the adjoining land.



Fig 04. View from the south looking north.

4.0 Design

4.1 Use

The Barnsley Local Plan Allocations Maps indicate the site as Urban Fabric together with all the surrounding area which is predominantly residential use. The proposed use is residential which we consider to be appropriate.

Planning policy issues are further examined in a supporting planning statement.

4.2 Amount

The site has a total area of 531sqm. It is capable of accommodating a modest three-bedroom dormer bungalow with a garage. The bungalow has been designed with the needs of a disabled person in mind and has a ground floor area of 85sqm with a ground floor ensuite bedroom and a garage of 27.3sqm. The garage has internal dimensions of 4.2m x 6.5m in accordance with the requirements of the South Yorkshire Residential Design Guide for garages for cars of wheelchair users.

4.3 Layout

The bungalow faces the access from Beechfield Close to the north maintaining the open frontages that are a feature of the current layout and has the advantage of a south facing rear garden. The driveway provides parking for a further private car.

The location and orientation of the proposed dwelling will not adversely affect the living conditions of neighbouring dwelling by having any impact upon overlooking or, over-bearing. 1.8m high boundary fences are located to the rear garden to provide private amenity space. There is ample space within the rear garden to provide for bin storage.

4.4 Scale

The proposed dwelling is single storey in scale but includes the use of the roof space in the form of a dormer bungalow. It has a height to eaves of 2.7m (max) and a height to the ridge of 6.5 meters. Although the surrounding houses are two storey detached, the relatively prominent location of the site does seem more suited to a dwelling that is single storey and

the side garage located close to the eastern boundary further reduces the scale and dominance of the dwelling.

4.5 Landscaping

There are a number of trees in the adjacent land to the western boundary that could affect the development. A Tree Survey has been provided to assess the impact and ensure that the proposals are located outside any root protection areas of adjacent trees.

The proposals show an area of indicative landscaping to soften the eastern boundary which would be the subject of a detailed landscaping design which could be included as a condition of any planning consent.

4.6 Appearance

The proposed dwelling would be constructed in brick with a concrete tiled roof and white windows similar to existing dwellings in Beechfield Close.



The site has a high degree of landscaping to improve the visual amenity and enclose the rear garden to the south. Using materials that are similar to the existing dwellings will help it to integrate visually even though the proposed dwelling is of smaller size and scale.

5.0 Access

The site is considered to be in a highly sustainable location, close to local amenities and with good public transport links.

The proposed bungalow has been designed to be suitable for wheelchair users which includes level approach to the front door, generous internal circulation, a wet room ensuite bathroom facility to the ground floor bedroom and a garage designed to suit the needs of a wheelchair user.

6.0 Summary

The proposals relate to the erection of a modest single storey dormer bungalow on vacant land with a housing policy area.

It is of a scale and design, and use similar materials to adjacent dwellings and would not cause any loss of amenity or create overlooking. The proposals for a bungalow which is suitable for wheelchair users helps improve a housing mix which is weighted much more in favour of larger two storey dwellings when there is a recognised market for smaller single storey dwellings and we look forward to receiving the council's further support with regard to these proposals.

Yours faithfully



MJ Booth
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