Proposed New Dwelling
Land adjacent
189 Greenside
Staincross
Barnsley
S75 6AZ

Ref: 12.61
Date: May 2013
Version: 01

DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 This statement has been prepared in support of an application for Detailed Planning Permission for the erection of a detached dwelling with integral garage on land adjacent 189 Greenside Staincross Barnsley S75 6AZ.

1.2 The site is owned by the applicant who does not own or control any of the adjacent land.

1.3 Planning permission ref: 2009/1334 was granted on 30 Nov 2009 for the erection of a detached dwelling with garages. Prior to this approval expiring an application for a 3 year extension of time ref: 2012/1174 was submitted. Barnsley MBC Development Control indicated that they could not support an application for extension of time due to changes in legislation that required greater consideration of the design and in particular the scale of the proposals which were now considered unacceptable. This has resulted in the redesign and resubmission herewith.

2.0 Location

2.1 The site lies immediately to the south west of 189 Greenside Staincross.

3.0 Assessment

3.1 The application site has a total area of 687sq metres, 0.07 Ha. It has frontage to Greenside where there is a bus stop and a dilapidated stone built lean to towards the southern end of the frontage.

3.2 The site has a fall from north to south of approximately 4.0metres. A Topographical Survey ref S7818 has been prepared and a copy is provided as part of the application documents.

3.3 The Barnsley Metropolitan Borough Council Unitary Development Plan allocates the land as Housing Proposal.

3.4 Services including a public foul sewer are available for connections in the public highway at the site frontage.

3.5 New surface water drainage will be designed with due regard to SUDS and discharged into the ground on site via soakaways subject to percolation tests in accordance with BRE Digest 365.

3.6 There are no natural features, existing buildings or mature trees on or near the site that would support protected species.

3.7 The site is not within an area identified by the Environment Agency as being at risk of flooding. It is not located close to any watercourses or underground culverts. The site is not at risk of flooding and the development is unlikely to cause flooding elsewhere.

3.8 The site is unlikely to be contaminated. Historic records show that the land has been undeveloped prior to the 1893 version of the Ordnance Survey. A number of small single storey buildings did occupy part of the frontage but these were demolished some years ago. An aerial photograph showing these cottages apparently taken in 1976 which shows a site access at the propose location is included as part of the application documents.

4.0 **Involvement**

4.1 The proposals have a limited impact on local groups or the wider community. The majority of neighbouring houses are not affected by the proposals.

4.2 Informal pre-application discussions have taken place with Rachael Roddis of the Development Control. The current proposals were considered to be an improvement on the earlier application and broadly acceptable.

5.0 Evaluation

5.1 The site is large enough to accommodate a large detached family home. The levels and presence of a single storey dwelling adjacent however are such that careful consideration should be given to the scale of development.

5.2 The access from Greenside has previously been accepted and adequate visibility can be provided subject to the part demolition of the existing stone lean-to outbuilding. The applicant has an agreement with the owner of this building to permit its part reconstruction in order to facilitate improvements to the existing visibility standards. These improvements afford adequate visibility to allow safe access.

5.3 The topography of the site lends itself to a split level dwelling located at the centre of the site to follow the general alignment of existing dwellings with generous private amenity space to the rear garden and adequate space for parking and manoeuvring at the front of the house.

5.4 The site is devoid of mature landscaping. Indicative proposals for landscaping have been provided.

6.0 Design

6.1 Use

The proposed use is residential. The site has been the subject of at least two planning permissions for residential use ref 2006/1412 and 2009/1334. It is allocated as housing Proposal on the current UDP Proposals Map and its suitability for residential use has been established.

6.2 Amount

The dwelling has a total floor gross internal floor area of 172m² and the garage, 30m². The dwelling has a maximum eaves height of 5.0m above adjacent ground level and 7.2m to the ridge. It has been designed as a split level dwelling in a traditional manner with steeply pitched roofs consistent with the local vernacular.

6.3 Layout

Drawing P1 illustrates the proposed new dwelling and garage in relation to the site and the adjacent single storey dwelling 189 Greenside to the north east.

The position of the new dwelling has been set centrally to provide continuity with the building line of adjacent dwellings which are set back from the highway.

Access is taken directly from Greenside to a double garage and parking and manoeuvring space. The entrance to the house is at the upper ground level with access via steps, necessitated by the topography of the site.

Principal window openings are located on the East and West facing elevations to avoid any overlooking with neighbouring property.

6.4 Scale

The proposed dwelling is generally two storey. The master bedroom above the garage however is located partially within the roof space and is 11/2 storeys. The form of development follows the natural topography reducing in height as it does towards the south. The elevated section of the dwelling has been set into reduced levels to avoid any overbearing impact upon No 189 adjoining. Drawing P1 illustrates the outline of the previously approved dwelling in the context of the current proposals and No 189 Greenside. The current proposals sit more comfortably alongside existing property without dominating the streetscene.

6.5 Landscaping

The site is devoid of mature landscaping. An indicative landscaping design has been shown on drawing P1, however final details of landscaping would be subject to a detailed landscaping layout.

Existing boundaries to the north will be retained. The frontage wall and southern boundary will be rebuilt in stone to match as will walls retaining levels within the rear gardens.

Paths are to be laid in a mix of artificial stone flags and gravel and the parking areas are to be surfaced using Marshalls Tegula Priora free draining block paving to give the appearance of stone setts.

6.6 Appearance

The building will be constructed in natural regularly coursed natural stonework with natural stone lintels and cills. Roofing will be in dark grey concrete tiles or artificial blue slates Windows are to be white or off white, Upvc set in 75mm reveals, with painted or composite external doors with a painted finish. The garage door is to be in GRP. Rainwater goods are to be in ogee or square section with circular rainwater pipes.

7.0 Access

7.1 A new vehicular and pedestrian access will be formed at the frontage to Greenside as shown on drawing P1. On site manoeuvring has been provided to allow private motor cars to enter and leave the site in forward gear.

7.2 The topography of the site does not lend itself to the provision of wheelchair access but parking areas will have a gradient not exceeding 1 in 20 and external steps to the main entrance will be constructed to comply with ambulant disabled requirements.

7.3 Adequate hard standing is available for the storage of waste recycling bins and access for refuse collection and fire fighting vehicles is available directly from the public highway.

8.0 Summary

8.1 This proposal is for planning permission for the erection of a detached dwelling which is of similar design to earlier planning consent. The scale of development has been carefully considered to take account of planning officers concerns and represents a significant reduction from the previous proposals.

8.2 The site is capable of accommodating a good sized 4 bedroom family home with parking and private amenity standards that exceed minimum requirements.

8.3 The proposals maintain the privacy and amenity of local residents and allow for the development of land which is currently unused.

8.4 The overall design is in keeping with the local vernacular and the use of good quality materials including natural stone is appropriate to the location and will provide a positive contribution to the area and enhance the local street scene.

As such we look forward to receiving the support of the Local Authority with regard to this proposal.



Signed for MBooth Design Ltd