

**DESIGN AND ACCESS STATEMENT IN RESPECT OF  
OF A RESERVED MATTERS APPLICATION FOR A DETACHED DWELLING WITH ATTACHED GARAGE,  
TO BE KNOWN AS 'SYCAMORE COTTAGE'  
SITE ADJACENT WOODBINE COTTAGE, DONCASTER ROAD, BILLINGLEY, BARNSELY S72 0JE  
for Stephen and Jayne Selway**

**ASSESSMENT OF CONTEXT**

**Physical**

**Surroundings**

The location of the site is on the southern side of Doncaster Road at Billingley and forms part of the domestic curtilage to 'Woodbine Cottage', a detached two storey dwelling with attached garage, set in generous gardens. With the exception of an adjacent dwelling to the west known as 'Rose Valley', there are no other buildings within the immediate vicinity and land surrounding the site and on the opposite side of Doncaster Road, is agricultural. The village of Billingley itself is approximately 750 metres due north of the site accessed via Billingley Green Lane.

**Site**

Woodbine Cottage is located in the Green Belt. There are no listed buildings on the site or in the vicinity that would be affected by this proposal. No buildings require demolition to facilitate the development and no trees require removal.

The plot itself is to the east of the host dwelling and is part of the existing garden. The plot is approx' 450 sq m in area and extends full depth from front to rear with direct access onto the service road that serves Woodbine Cottage.

The plot level sits approximately 500mm above the slab level of the adjacent building which is the attached garage to Woodbine Cottage.

**Social**

The proposal is for a single family dwelling so there will be no significant social consequences arising from it.

**Economic**

There will be short term economic benefits in favour of local building trade and local suppliers.

**Planning Policies**

The plot was recently granted outline planning approval from BMBC under reference number 2019/1145 granted on the 15th July 2020 and this application is the 'reserved matters' associated with the current outline planning permission.

**INVOLVEMENT OF COMMUNITY MEMBERS**

Due to the modest scale of this proposal, there has been no involvement with community members.

**EVALUATION**

It is considered that the proposal is an appropriate use for this site, providing a small contribution to the housing stock in the area by virtue of a family dwelling with private garden areas.

*Peter Dimberline Limited*

## **DESIGN**

**This application is a reserved matters submission following the grant of outline planning approval.**

### **Use**

The proposal is to create a single detached dwelling with an attached garage.

### **Amount**

The dwelling provides 4 bedroom family accommodation and room sizes are at least equal to the standards set out in the **South Yorkshire Residential Design Guide**.

### **Layout**

The plot layout has been designed to ensure separation distances between the new dwelling and the adjacent property are compliant. Consideration has been given to the position of windows to ensure privacy is maintained for all residents. The new dwelling will have private amenity space in excess of the current standards. There will be parking facility for at least 2 vehicles within the curtilage of the plot and the drive will have a turning facility to ensure cars do not have to reverse out onto the access road.

### **Scale**

The scale of the dwelling will be appropriate to its setting and will respect the scale of the adjacent property,. The dwelling will be two storey, reducing to single storey where the garage is attached. The existing site level will be reduced by approximately 250mm to ensure that the overall height of the building sits harmoniously with Woodbine Cottage and the broader 'street-scene'.

### **Landscaping**

The existing lawned areas and trees towards the southern boundary will remain and the existing hedgerows where these are somewhat fragmented will be strengthened and reinforced with a mix of native species planting. As part of the external works, an acoustic fence 2.4 m high in solid timber will be erected full length along the eastern boundary.

### **Appearance**

The external built form will be of good quality natural regular coursed stone with flush, brush finished pointing. The roof will be in stone slate, all of which will sit comfortably with the adjacent dwelling.

### **Access**

The main vehicular and pedestrian access will be directly off the existing access road which is itself an 'oof-shoot' from the main highway. The new access will have the required visibility/sight lines and will be surfaced and sealed, include a turning facility and have no excessive gradients. Access into the dwelling will be designed to be compliant with the DDA regulations.