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PROPOSED ERECTION OF 8NO. APARTMENTS AND ASSOCIATED PARKING

APPLICANT: MR GASKIN

PLANNING DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

1.0 Prideaux Associates have been instructed by the applicant to prepare and submit an outline planning application to Barnsley Borough Council for the erection of 8no. apartments.

1.2 This report will set out the proposal and relevant Planning Policy making reasoned justification as to the appropriateness of the proposed development in terms of layout and means of access.

2.0 APPLICATION SITE

2.1 The application site is an area of land within close proximity to Barnsley Town Centre. The surrounding area is built up and consists of residential housing of mixed style type and tenure.

2.2 The site is located within a highly accessible area on a main bus route and within close proximity to the Motorway Network, the site is also within the immediate are of the General Hospital.

2.3 The site is currently vacant and unallocated on the proposals map.

3.0 PROPOSAL

3.1 The applicant seeks outline planning consent for the erection of 8no. apartments and associated car parking. The application is submitted with matters of layout and means of access for consideration all other matters are to be reserved.

3.2 Elevation plans are provided for indicative purposes only.

4.0 PLANNING POLICY

4.1 **PPS3**

Para 37. 'New development should be of a high quality inclusive of design and layout, and be informed by its wider context, having regard not just to neighbouring buildings but to the townscape and landscape of the wider locality. This does not mean that new development should replicate its surroundings. The key

consideration should be whether a development positively improves the character and environmental quality of an area and the way it functions.'

4.2 Appendix C. 'In determining appropriate approaches to density at the regional and local level, regional planning bodies and local planning authorities should have regard to the indicative density ranges for specific types of location set out in Table 1.'

4.3 **PPG13**

Para 13. 'To promote more sustainable patterns of development and make better use of previously developed land, the focus for additional housing should be existing towns and cities. PPG3 requires local planning authorities to build in ways which "exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services".'

4.5 ***UDP Policies***

Policies of the UDP considered to be appropriate to the determination of the application are; Housing Policies H1, H2 and H3. Built Environment Policies BE5 and BE6.

5.0 ASSESSMENT

5.1 The site is located within a highly accessible area, on a main bus route and close to the Motorway Network. The Town Centre is located within close proximity where there is an abundance of local amenities including supermarket, shops, and leisure facilities.

5.2 It is the Government's objective to promote sustainable development and to provide housing within sustainable locations. The application site sits within an existing settlement with the proposal providing affordable housing to the local community.

5.3 The application seeks permission for outline only with matters of layout and means of access for consideration. Elevation plans are provide for indicative purposes to demonstrate design potential. Matters of design, scale, appearance and l landscaping are to be reserved and will be subject to a further application.

5.4 The proposed development is considered to adhere to policies contained within the UDP and national guidance on such development proposals.

5.6 The site is unallocated on the Unitary Development Plan.

6.0 DESIGN AND ACCESS PRINCIPLES

6.1 In terms of social context, the proposal would not impact upon the amenities of the locality. Given the scale of the proposed development it is considered that the impact on the social context of the area will be limited.

6.3 In terms of economic context there will be long term affordable housing for the local community.

6.4 Given the size and scale of the proposed development no formal pre-application consultation with the public has been undertaken. It is our view that this is in line with the Council's Statement of Community Involvement.

6.5 This application will be subject to the statutory consultation required under The Town and Country Planning (General Development Procedure) Order 1995.

6.6 **Use** - The site is located within a mixed use area the use itself would have no impact on the locality, the proposed use of the site conforms to government objectives in terms of new housing.

6.7 **Amount** – The number of apartment proposed relates to the site area and minimum parking standards for such development.

6.8 **Layout** - The car park will be sealed with a hard surface and marked out to Highway Authority standards.

6.9 **Scale/Landscaping/Appearance** – Not considered relevant in this instance

7.0 CONCLUSION

7.1 The application site is located within a mixed use area without notation on the proposals map.

7.2 The site is located within a highly accessible area for both the motor car and public transport.

7.3 The proposed use would not result in any adverse impact upon the neighbouring uses or the residential amenities of the properties.

7.5 The proposal would not lead to or create problems of highway safety nor would be harmful to any adjacent uses. The proposal is therefore considered to adhere to Policies contained with in the Unitary development Plan.

7.6 It is therefore with respect that I ask to conclude and approve the application.

Land Registry
Index map plan

Ordnance Survey map reference **SE3307NW**
Scale **1:1250**
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This plan should be read in conjunction with result X67XAJB.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries

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