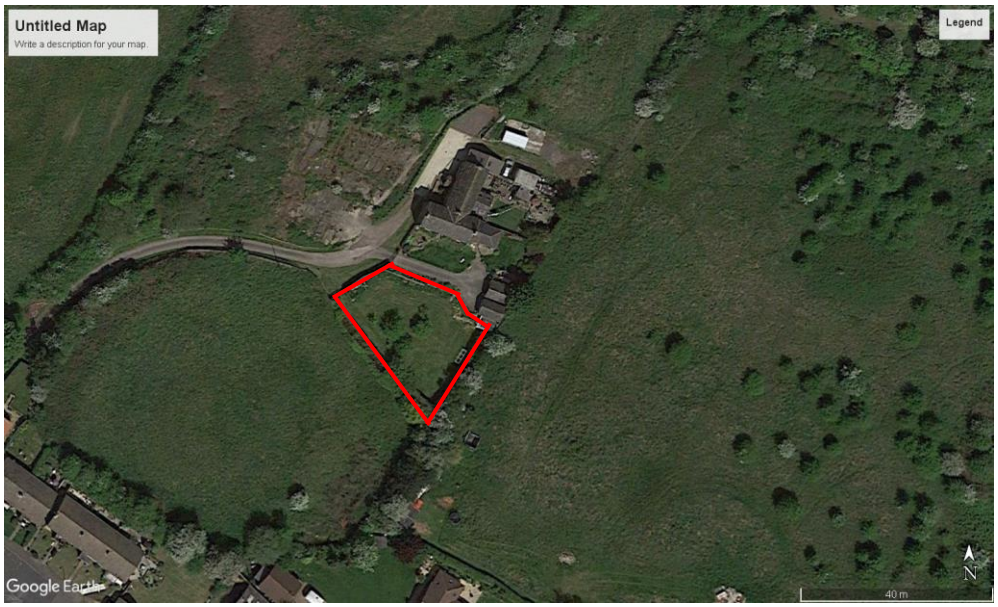
DESIGN AND ACCESS/PLANNING STATEMENT

CONSTRUCTION OF 1 No DETACHED DWELLING

LAND ADJACENT, 38 BLOOM HOUSE LANE, DARTON, BARNSLEY, S75 5HZ

APPLICANT – MR K WIKE

OCTOBER 2020



Introduction

It is proposed to create a single dwelling on land, formerly and orchard, to the south of 38 Bloom House Lane. The site is wholly owned by Mr K Wike who previously owned 38 Bloom House.

Existing Site Parameters

The plot is approximately 800m² in footprint and is boarded to the east and south by open land and to the west by Bloom house Lane, with 38 Bloom House Lane to the north.

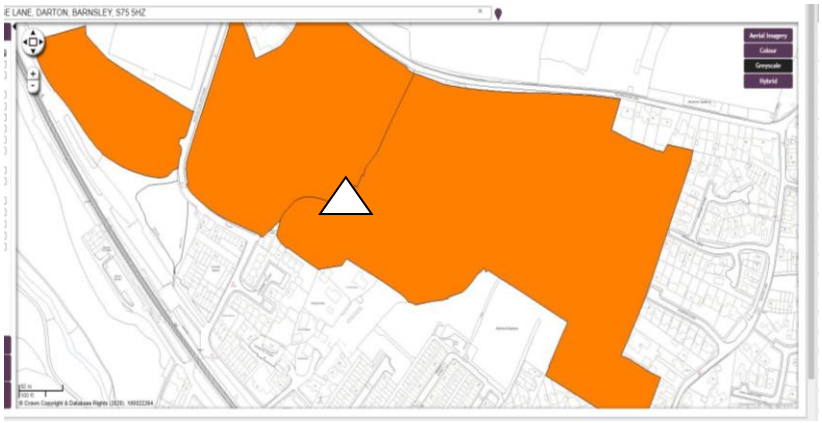
Access to this site is via Bloom House Lane which connects some 100m to the south west into Woolley Colliery Lane.

The site falls away from the North West corner of the site.

Planning Policies

Reference has been made to the Council's Residential Design Guide in the design and development of the property. The site is allocated for housing in the current LDF, as is all of the surrounding area. An excerpt from the LDP Interactive map is included below highlighting the housing allocation.

The triangle identifies the position of the application site.



Development of adjacent land

The submitted house design has been developed in the knowledge of the ongoing planning application of the land to the north, south and east of the application site, ref 2017/0990. The ongoing application proposes residential development serviced from a new major east west road located to the north of the application site.

Development Proposals

A single detached 5 bedroom dwelling with integral garage is proposed.

The design incorporates a double garage with external parking spaces and turning to allow access and egress in forward gear. The position of the existing gated entrance to the plot is retained as the vehicle entrance to the site.

Existing boundary lines will be retained.

The size, nature and position of the property has been designed to allow the development to work with the falls on the site and to fit in appropriately with adjacent properties.

Local Amenities

The centre of Darton with all its services, facilities and local bus routes, is within easy walking distance of the site.

Neighbour Consultation

The current owners of 38 Bloom House Lane were made aware of the intention to develop the plot on the purchase of the property from the applicant Mr Wike. They have been consulted as part of the design development for the site.

Drainage

An existing combined drain is located in Bloom house line with an invert depth suitable for gravity feed of both foul and surface water drainage.

Designing for Disabilities

The new dwelling has been designed to the requirements of Part M of the building regulations with a fixed ramped access being provided to the front entrance of the plot.

Security

Security of the building and occupants is to be prioritised using 5 lever locks and 5-point locking systems to external doors and insurance standard window locks, throughout. Low energy dusk till dawn sensor lighting is to be incorporated to reduce crime and the fear of crime.

Conclusion

It is considered the proposal is appropriate and proportionate to its position and the anticipated development is surrounding areas.

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