

Mr & Mrs W WATSON

27 John Street
Wombwell
Barnsley
South Yorkshire

Outline Planning Application

Design & Access
Statement

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1. Statement

PREPARED BY :

QUILL ARCHITECTURE

7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446

Design and Access Statement

INTRODUCTION

This statement is in support of a new development of one 2 bedroom detached bungalow. On land currently used as a garden area adjacent to and positioned at the rear of John Street, Wombwell Barnsley, South Yorkshire.

The site in conjunction with the adjacent area has been visited and this statement takes into account the sites location, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

CONTEXT

Physical context

The Surrounding Area

The site lies within an early suburb of Wombwell; its surrounding area architecturally has a diverse culture of build types and forms, predominantly in private ownership. To the sites south boundary set approximately 21 metres from it, is a row of terrace style housing constructed using red brickwork under welsh grey slate roof which in turn fronts onto Blythe Street. To the sites immediate west, again 2storey height brick built terrace dwelling are the dominant feature. As to the north there is currently an adopted access road which provides access to the site and a number of garages and gardens adjacent to the east boundary all in the ownership of dwelling houses fronting Barnsley Road.

The Site

The existing site forms a large lower garden area which is disconnected from the owners/applicants dwelling house positioned fronting the junction of Blythe Street and John Street, The garden is set to lawn with earth borders containing shrubbery to all sides. Within the pre-defined boundary a single timber shed has been erected. All the boundary treatments providing the enclosure are of concrete post with timber in-fill panels set mainly to a height of 1800mm. Due to the physical effort and time required to tend the garden the owners/applicant has decided to engage Quill Architecture to secure planning approval for a single storey detached bungalow on the site. (Dwg No CAD/QA/1401 for the indicative design)

Planning Policies

The following policies have been taken into account in the submission of this application.

National Policies

National Planning Policy Framework & Government Guidance

Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.
- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

Places, Streets and Movement, A companion guide to design Bulletin 32 – this sets out site line requirements for junctions and access points. For access onto a main road with a 30mph-speed limit a sightline of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30mph.

Local Policies

The site is located within the established township of Wombwell which is allocated as housing policy area in the Unitary Development Plan. Policies H8, H8D, DA2 are also relevant to this proposal.

Policy H8D

Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would.

Not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy DA2

In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

Supplementary planning Documents :- (LDF)

Residential Amenity & the siting of buildings.

Designing New Housing Developments

PLANNING HISTORY

No planning history is available for the site.

INVOLVEMENT OF COMMUNITY MEMBERS

The owners of the immediate dwellings surrounding the site have not been consulted at this time.

DESIGN OF THE SCHEME

Siting

The positioning of the dwelling has been pre-defined by the existing boundaries which delineate the site. The main frontage will be set back 7 metres from the north boundary which runs parallel across the width of the site. Access to the front parking area will be via the existing access road. To the east and west boundaries walkways will be formed to provide a clear and defined access around the dwelling and to the rear garden area. At the rear, a private garden area will be formed meeting the local policies for private outside spaces. Positioning of the dwelling has been considered to achieve the council's privacy distances from existing dwellings and their respective gardens.

Use

Is this justified in terms of? Site and surroundings: -

The site has residential developments on all four sides.

Land use: - The site lies within an inner estate of an established township and is within a housing policy area.

Amount

Is their justification for: -How much development is proposed?

Due to the constraints of the site only one single storey detached dwelling, combined with ancillary drive and parking area to the front is proposed.

Layout (dwelling)

The building is confined by the pre-determined boundary and local authority criteria and utilizes the remaining available area to provide a bespoke residence consisting of lounge, kitchen/dining area, bathroom and two bedrooms, all serviced via the central entrance hall.

LAYOUT (site position within the township)

Accessibility and travel distances: -

The site is positioned near to the centre of the township and therefore the proposal will be serviced by a plethora of diverse shops and professional services that currently exist within the town centre environment.

Public transport

The site is within 60 metres walking distance to the main bus routes operating along Barnsley road through the township of Wombwell, which provide links to Barnsley Doncaster at half hourly intervals.

Gradients and topography. (site)

The site is level.

Scale

Are the following justified?

The size of the building in relation to its surroundings: -

The proposal is for one detached dwelling, which has been designed to be subservient to the existing terrace dwellings which flank the site. In addition the building will not be or have an incongruous effect on the surroundings area or properties.

Landscaping

Landscape principles and details: -

All existing boundary treatments are to remain the same as existing, ie concrete post with timber in-fill panels.

Appearance

In respect to the architecture the style, design & detail: - will be a matter for reserved matters application, though a simple rectilinear building form is proposed.

Access

The dwelling is to be provided with a private vehicular access, of 7.7 metres width, to the front elevation this meets and exceeds the requirements of the local planning policies and supplementary planning documents.

In addition when emerging onto John street's one way system traffic calming measures are in place which by design reduces the width of the road to a single lane enabling a safe emergence from the access road onto the highway to take place.

Equal and convenient access for all users

This is a level site. Therefore, it is possible to provide a safe and level means of access into the site for both vehicular traffic and pedestrians. The dwelling will be erected to levels that avoid the need for steps at any entrance and in accordance with the disability equality act 2010 and part M to the building regulations.

ENVIRONMENTAL (flood risk)

The Environment Agency's flood map data has been checked and the proposed dwelling is not located within a flood zone, or likely when constructed to cause external flooding off site

ECOLOGY (wildlife & Arboriculture)

Wildlife

There is no evidence of any endangered or protected species or their roosts within or directly adjacent to the existing on site structure.

Mitigation measures. **none**

Arboriculture

A visual site survey of the existing land and immediate area has been carried out by Quill architecture, which records no trees within the sites curtilage, or any trees to the immediately boundaries of neighbouring dwellings likely to cause problems to the proposed structure.

Mitigation measures **none**

Concluding statement

This design and access statement is written in support of an outline planning application and demonstrates the requirement of section 42 of the act.

During the design process, an initial meeting with a dedicated planning was convened to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme.

In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant outline planning approval.