

**Planning Statement (including Design and Access)
to accompany an Full Application for the residential Development of
7No. Townhouses at land adjacent to 49 Pitt Street, Low Valley,
Wombwell.**

The Proposal

The site is that of an existing Garage and car park. The site has the benefit of an Outline Approval 2008/1697 to create a new vehicular access to serve 9 dwellings. Since this approval was granted the garage has been demolished by an explosion.

Policy

Although the site and existing buildings fall within a greenbelt policy area of Barnsley as defined by the adopted UDP, greenbelt policy was relaxed on a previous application to extend and rebuild the garage.

Following on site discussions with planning officers it was agreed that there was no benefit to the area to enforce a strict green belt policy to the site and that residential development was the most suitable type of development for the site. In addition the redevelopment of this brownfield site accords with the Council's policy subject to satisfactory detailing of the scheme to ensure compliance with the criteria established by adopted UDP policies PH11 and PH13.

PPG3 'Housing' seeks the efficient use of previously developed land to meet residential development needs, and applies a sequential test in the identification of suitable sites. This proposal clearly meets the criteria as a sustainable location close to local services and transport links.

Pre-application discussion

In accordance with recommended good practice, previous pre-application discussions have taken place with the Council's officers Bob Knell, Bob Merryweather and Georgina Whitehouse which established that the principle of residential development on the site was not in conflict with adopted UDP policies.

Character and Appearance

The site lies within an established residential area, which includes a variety of dwelling styles and sizes predominantly terraced and townhouses. The wide range of property and uses in the area do not provide it with a unifying character and appearance and it is the very variety for buildings in the area that provides its visual interest.

Design Parameters

The development has been designed around a central access and turning head. The blocks have been set forward to allow parking to the rear in keeping with the adjacent terraced properties accessed directly off the footpath.

The spacing and distancing of the new development from existing properties, together with window arrangements, respects the privacy of existing and future residents.

Density

PPG3 seeks to ensure the efficient use of land. The proposal assists Barnsley to achieve its requirement of 70% of new housing on brownfield sites as required by Regional Planning Guidance.

Sustainability

PPG3 'Housing' and PPG13 'Transport', which both post date the adoption of the UDP, encourage sustainable development, the efficient use of land and reduced reliance on the use of private cars. The application fulfills these objectives. It is close to local services including shops, pubs health services and employment. A new secondary school is also being proposed on adjoining land. The site lies on the edge of the established residential area of Low Valley, there is a frequent bus service to Wombwell town centre.

Access, Highways and Traffic Assessment

The site benefits from excellent public transport links with bus stops a short distance from the site. The proposal provides for a minimum of one off road parking space per unit and allows one visitor space

Pedestrian access would be shared with the vehicular access

Access and Design

- 1 *Use and amount:-* The site would be used for 9 dwellings within an established residential area it satisfies adopted policies and national guidance for the reasons given above. The residential use and amount of development proposed would not be harmful to adjoining residential uses. The density is appropriate for the setting and site.
- 1 *Layout:-* The site provides for the dwellings with a small front garden space, private amenity space to the rear with off street parking
3. *Scale:-* The surrounding area contains an eclectic mix of property built over a number of years that encompass a wide variety of style and materials. This range of property results in no overarching architectural style or rhythm. As a result the site would suit a range of design approaches however it is considered, for the reasons given above, that the