Design & Access Statement – 18.02.19

Land Adjacent Glebe Farm, Barnsley Road, Silkstone



Introduction

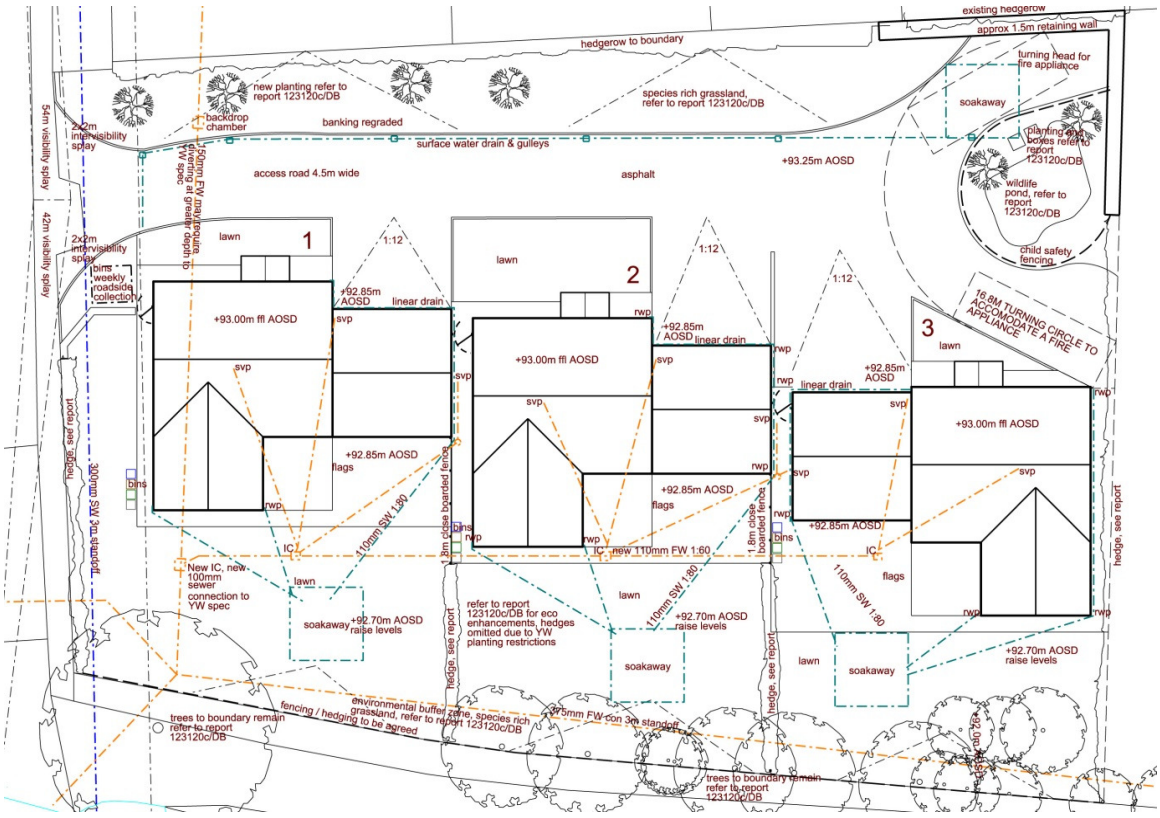
Please refer to the outline planning approval Deign & Access Statement by Spawforths for information on the site and surrounding area.

Planning History

The site has an outline planning approval for 3 detached dwellings 2017/1164 and associated parking, access and landscaping including new vehicular access.

This application is a reserved matters application for all matters reserved by condition including layout, scale, design& external appearance and landscaping.

Layout



The Proposed layout is in line with the indicative layout of the outline planning approval with 3 dwellings running north to south across the full length of the site in a slightly staggered layout. Access remains as approved and the access road remains to the west of the properties, the slight curve shown on the approved site plan has been removed and the turning circle for fire appliance to the north of the site has been altered. Parking is to the front of the properties and gardens to the east facing the public bridleway Wagonway Walk.

Each property has a garage for parking of at least 1 vehicle and a driveway for a further 2 vehicles giving parking in excess of planning policy.

Refuse & recycling bins will be stored at the side and rear of the properties, there is an area of land set aside adjacent the footpath to locate bins for the relevant weekly collection.

Foul drains will be connected into the mains sewer crossing the site.

Surface water will be dealt with by soakaways to each garden, further details supplied.

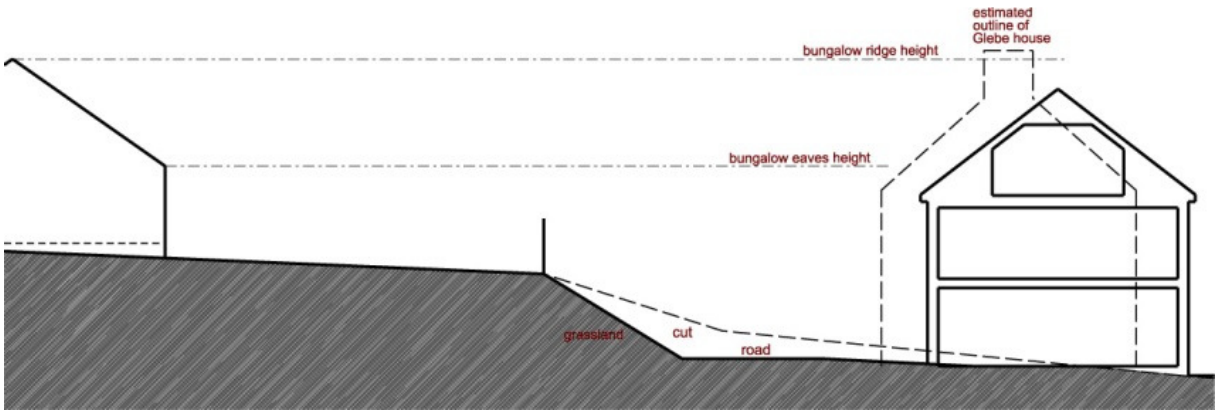
Highways alterations will be strictly to the details supplied at outline application stage, details will be finalised between the highways works contractors and Barnsley MBC and subject to separate conditional approval.

The dwellings are positioned at over 23m from the nearest facing properties (bungalows to the west) and given that the proposed properties are at a significantly lower level, the first floor windows will be obscured from the bungalows by the proposed boundary hedge. There are no overlooking issues to the east; there are no windows to the north gable of plot 3; there is an upper

floor obscure window to the south elevation of the properties and a ground floor window that will be obscured by a 1.8m fence / hedge from neighbouring properties.

In conclusion there are no overlooking, rights of light, overshadowing issues with the proposal and surrounding buildings or between each of the proposed properties.

Scale



The properties are two storeys designed to be of a scale in keeping with Glebe farm house which they will sit alongside and be viewed in progression by the public as they walk along Wagonway walk. Ridge and eaves heights of the proposed will be slightly lower then Glebe Farm house. The site slopes by over 4m from the east up to the west, to the west of the site are a number of bungalows at this higher elevation. The proposed houses and access road will be cut into the gradient, the houses being approximately 750mm above the lowest level (Wagonway) and nearly 4m below the higher level and bungalows to the west; this means that ridge and eaves heights of the proposal will be significantly lower than the bungalows.

Design & External Appearance



The proposed dwellings take their cue from Glebe Farmhouse, they will be constructed in a local natural coursed stone with grey tiled roofs and traditional portrait windows, the properties will omit fascia's in place of gutters on corbel stones and rise and fall brackets which is a traditional feature of older local properties. The dwellings will be built to a high standard and be an enhancement to the area.

Landscaping

The recommendations in the environmental report will be incorporating, including insect hotels, bat and bird boxes. Trees, shrubs and hedges will be retained or introduced all in line with the approved reports; there are no proposed alterations to the previously approved environmental and Aboricultural reports. The access road will be cut into the banking and the soil from this will be used to raise the garden levels, thus removing any risk of flood as detailed in the flood risk assessment and avoiding removal of spoil from site. There will be a battered banking up to the west boundary which will be planted with wildflower and grasses as detailed in the approved environmental reports. The access road and drives will be asphalt, a small lawned area with planting will be provided to the front of the properties and there is a large rear garden with lawn and flagged paths and patios, boundary hedges and the environmental buffer zone all as detailed in the approved reports.