



Land to the rear

2a Darton Lane
Darton
Barnsley
S75 5AH

December 2024

Design and Access Statement

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01 The Site

The applicant seeks outline planning approval for a self build 4 bedroom family home on the land to the South of 2a Darton Lane. The site has an area 0.08 Ha and is currently used as a garden associated with the existing dwelling.

To the West of the site is Darton Primary School with playing fields to the south and terraced dwellings to the North. To the East is a large detached dwelling set within generous gardens. The site is allocated for housing in the Local Plan.

The existing dwellings in the area are mainly terraced family houses and typically constructed from brick with slate roofs with the application site being notably larger in scale and with a large south facing garden.



Aerial google map showing the site in context.

02 Use

This outline application is for a single detached 4 bedroom dwelling. The proposed dwelling will be 2 storeys in height to reflect the typical scale of the adjacent buildings. The layout of the dwelling will be arranged as typical family home with bedrooms on the first and living accommodation on the ground floor. There will be space for 3 parked cars to the front and side of the new dwelling and amenity space will be located to the South.

03 Proposals

The proposals seek to provide a family home with parking that will follow the “URBAN” model of a traditional dwelling. The site is located within an existing neighbourhood where there is already an established network of facilities in close proximity with easy access to Barnsley, Sheffield and Leeds. The aim of the proposals will be to develop a high quality building that sits comfortably within its surroundings.

The proposed elevations will follow the established building heights with the plan taking the form of a traditional two story dwelling. This will allow harmonious overall designs typical to the character of the area. The development and amenity space has been positioned and designed to receive adequate sunlight, and the daylight available to adjoining properties will not be compromised.

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Proposed site layout.

04 Standard of Accommodation

The proposed dwelling will be located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed dwelling in relation to the existing properties meets the recommended policy standards and will maintain privacy and amenity to those existing surrounding occupants. A large family kitchen dining room will occupy the ground floor of the house, positioned to make best use of the secluded landscaped garden. The bedrooms are on the first floor and benefit from a house bathroom.

05 Scale

The proposed dwelling will be two storeys with a massing and roof form to replicate the vernacular of other similar sized buildings within the area.

The design of the dwelling seeks to create buildings of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the more traditional properties within the area. The traditional styled dwelling will be carefully detailed using traditional materials so that it sits comfortable within its established residential area.

06 Amenity Space

The design and size of amenity space should be considered in relation to the individual circumstances and should consider development form, siting of buildings to public open space and dwelling types. Private outdoor space will be provided for activities such as sitting out, children’s play, drying clothes and gardening. Each of these spaces can be positioned and designed to take account of orientation, types of uses and aspect. The private garden space to the rear is 125m² and is proportional to the size of dwelling being proposed.

The dwelling will be designed to meet with the areas and specification detailed within the National Described Space standards and will comply with Approved Document M4[2] requirements for accessibility.



View towards the proposed development site



View towards the proposed development site

07 Highways

The new dwelling will have vehicular access from Darton Lane and will have 3 off street parking spaces provided to the front of the dwelling. The existing dwelling will maintain 2 surface parking spaces and 2 garage spaces and there will be sufficient space within the site for turning so that cars will exit in a forward gear.

Darton Lane is of a suitable width and 2.4m x 43m visibility splays can be accommodated meaning there is adequate visibility for vehicles exiting from the site.

On bin collection day, bins will be taken to the Road edge for collection. This is the process already established by the existing dwelling. Access for a fire fighting appliance has also been provided and a turning area included within the proposals.

The site is located in the Darton and as such is considered to be within a sustainable locations with access to various public transport connections and local amenities within easy walking distance. Barnsley centre is 4.5 mile away. The private garden area will be capable of providing secure storage for bikes and an EV charge point would be provided adjacent to the parking spaces.

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08 Climate

The dwelling will be designed to achieve the future homes standards for 2025 with air source heat pumps and onsite electric generation being the primary source of heating and power for the dwelling. The build will adopt a fabric first approach and designed to make best use of the south facing orientation where larger glazed area will be provided for natural heat gains in winter and smaller glazing area to the north elevation. The dwelling will include battery storage and have mechanical ventilation and waste water with heat recovery to assist with providing the best EPC rating possible.

One electric vehicle recharging point shall be installed adjacent to the parking bays with the cable and circuitry ratings specified to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.



View from within the garden of number 2a Darton Lane

09 Drainage

The proposed development is sited within a domestic garden. The dwelling at number 2a Darton Lane will provide a foul drainage connection and all hard standing areas are designed to be permeable so that all surface water is managed onsite and not added to the adopted network.

- The site is located within flood zone 1
- Flooding from rivers or sea is, very low risk.
- Surface water flooding is, low risk
- Flooding from reservoirs is unlikely.
- Flooding from ground water is unlikely.

10 Ecology

The proposed development site is a domestic garden and therefore has limited opportunities for protected and notable species, with no notable habitats present on the site. As part of the proposed development, the existing established boundary hedge to the East and West will be maintained with a small section to the North removed to facilitate access to the proposed parking. Replacement hedging can be provide to the perimeter of the new private garden. The development will also provide opportunities to increase provisions for protected species in the area, through the inclusion of nesting bird and roosting bat boxes.



View towards the site entrance.