
**PROPOSED TOWN & COUNTRY PLANNING
APPLICATION FOR A SINGLE DWELLING**

**AT
LAND IDENTIFIED AS PLOT 10 ON
WHARNCLIFFE ESTATE
MASTER PLAN**

For

MARRICH DEVELOPMENTS LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the demolition of existing derelict and vacant buildings and the construction of a new dwelling.

The application site was marketed by the former owner by Simon Blyth Estate Agents as follows:

BEAUTIFULLY LOCATED ON THE FRINGE OF THIS MUCH LOVED VILLAGE, BOTHY COTTAGE IS ABUILDING PLOT WITH PLANNING PERMISSION TO DEMOLISH AN OPEN FRONTED AGRICULTURALBUILDING AND REPLACE WITH A DETACHED TWO BEDROOM SINGLE STOREY COTTAGE.

Adjacent to the new build cottage is a range of stone detached buildings these buildings once again are single storey and are in need of renovation.

The sale excluded any specific requirement for the approved dwelling to be used as accommodation for agricultural workers or persons employed by Wharnccliffe estate

The site was included as Plot 10 in the proposed Wortley Village Plan, planning application ref 2011/0658.

Subsequently approval was granted for a single dwelling as part of a Reserved Matters application ref 2016/1042.

There is a single storey building on the site which is described as retained in each of the above applications.

The building is included in the sale of the building plot without any reference to a specific use. However, it is assumed that it could be used for uses incidental to the new dwelling.

The sale of the site included land beyond the site areas identified on the planning applications. The ownership boundary is indicated as a red line on the submitted drawings.

The site area includes land within the Green Belt as shown on the New Local Plan. The extent of the Green Belt is shown on the submitted drawings.

2 THE SITE

For the purposes of this Statement reference will be made to sites included in the Wortley Village Plan.

The application site, known as Site 10, is located adjacent Site 7 which has approval for residential use.

A topographical survey is included with the submitted documents.

The site has direct access to a private roadway.

Site 8, to the east of the site has consent for two substantial detached dwellings with integral garages.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

No specific use has been identified for the existing linear stone building on the site.

It is considered that it is appropriate to demolish the building entirely, salvaging reusable elements, stone walling, roof tiles and the like for use on the construction of a new dwelling that would incorporate the are set aside for a single dwelling.

There will be no increase in the proposed number of dwellings and the proposals will be in keeping with the scale and design of both recently constructed and older residential properties

It has been established that new build houses and cottages should be constructed to a local design aesthetic, reflecting the traditional detail found within houses, cottages and farm buildings throughout Wortley Village and as described in the Village Design Guide. External walls should be constructed in natural stone and roofs in an approved artificial stone slate. This approach is proposed for the new dwelling

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwelling is in keeping with the general style of properties in the locality.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access point, restriction due to site topography and the proximity of adjacent buildings and the Local Plan Policies Map.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

The site is within walking distance of shops and local amenities.

5 ACCESS

Both vehicular and pedestrian access to the site will be taken from the existing private roadway which connects with The Avenue to the north east of Home Farm Court. The roadway is enclosed with dry stone boundary walls and has an informal character typical of the remainder of private roadways throughout Wortley.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development. Approval has been granted for a dwelling on the site. However, the

approval does not make any provision for the long-term future of the existing buildings on the

A dwelling of the type proposed are fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.
