DESIGN STATEMENT: v3.1 - 17th September 2024 - Ref: SCBDB
Land adj (North rear portion) Surrey Close, Barnsley, S70 4NB

PROPOSAL: One Detached 98m² Energy Efficient 4-Bedroom Bungalow on 654m²

Outline (Some matters) Approval sought for: Access, Landscaping, Layout & Scale
Reserved matters: Appearance (Design Specifications & Materials)

Vehicle Access: 3m wide private lane/driveway (DW) 71m²
Via Surrey Close

Amenity/Landscaping: (Decking: 60m² / Grass 328m²)
Decking area: Morning Sun 22m² / Afternoon/Evening Sun 38m²
Grass area: 45m² + 73m² / Back Garden 210m²
With 1.2m high picket style fencing and gate.

Topography:
The dwelling area is relatively flat
Sloped down briefly from South to North at boundary with Surrey Close.
Access lane has a gradient of approx. 3.3°

Private Parking: Off-road (WPS) 94m²
Next to dwelling: Up to 2 cars (With turning area)

Internal Floor Space: (Gross Floor Space: 98m²)
Open plan:
Diner/Living Room (21.75m²)
Hallway/Kitchen (20.75m²)
Double Master Bedroom: 12m²
Single Bedroom 2, 3 & 4: 9m² each
Bathroom: 6.5m² / WC: (Pocket sliding door) 1.2m² / Additional storage: 2m²

RELATIVE IMPACT:
Environment: Allows for 150mm wall insulation with 353mm external wall depths.

Neighbours: Negligible / Inconsequential
WINDOWS: (Bungalow)
North Side: Bedroom #2 / Obscured glazing WC & Bathroom (Acute angles to Middlesex St)
East Side: Single Bedroom #3 / Kitchen/Diner (Acute angles to Middlesex St)
South Side: Single Bedroom #4 (21m facing Surrey Close)
West Side: Master Bedroom #1, Lounge, Hallway (21m+ facing Highstone Avenue)

Existing Dwellings:
As the new dwelling is a single bungalow it is not possible to see in to any existing neighbouring gardens. As windows are only on ground level and due to window distances in excess of 21m and angles involved plus with the use of additional optional screening by the way of new decking fencing it can be determined that any impact on neighbours privacy will be inconsequential. It will not have any over-bearing characteristics and blend in seamlessly.

Access lane will only be used by the residents of the sole bungalow and with the future becoming 100% electric vehicles, noise & vibration days are already with modern cars and categorically will be in the distant past: Negligible

Development will make good use of a small piece of land which otherwise would go to neglect and turn in to waste land deteriorating over the years aggravating neighbours.

Development is the only thing that ensures a better outlook for the site as a whole, its eventual residents and neighbours.

Ecology:
Flora and Fauna

Existing:
Included is an Ecology Survey for the entire piece of land.

Retain:

On site: (Minimum 6m from foundations)
(SB1) Sycamore growing back from 2018 & other small trees on West boundary to be maintained so will not interfere with development integrity: eg Hawthorn

Off-site: (A3.1)
(ASH1) Ash multi-stemmed
(CA1) Crab Apple
(ASH2) Ash

Remove(d):
Central parts, weeds and buffer cleared for the dwelling.

Tall ruderal vegetation at edge of site: (R1)

(SM1) Sycamore removed in 2018 is too close to the development
Willow cluster towards the centre under dwelling was also cut down back in 2018

Additions: (Minimum 6m from foundations)

Flora:
T1/2/3/4/5: For nesting birds and additional screening purposes from Surrey Close.

Fauna:
Nesting boxes on dwelling:
House Sparrows: Highest point facing North East
Swifts and/or Bats: eg: Vivara pro build-in woodstone boxes facing South West