

**OUTLINE APPLICATION FOR THE
ERECTION OF
ONE DETACHED DWELLING**

AT

LAND ADJACENT TO

**NO. 1 SPRING ROW,
COTE LANE,
THURGOLAND,
BARNSELY**

DESIGN AND ACCESS STATEMENT

PREPARED ON BEHALF OF

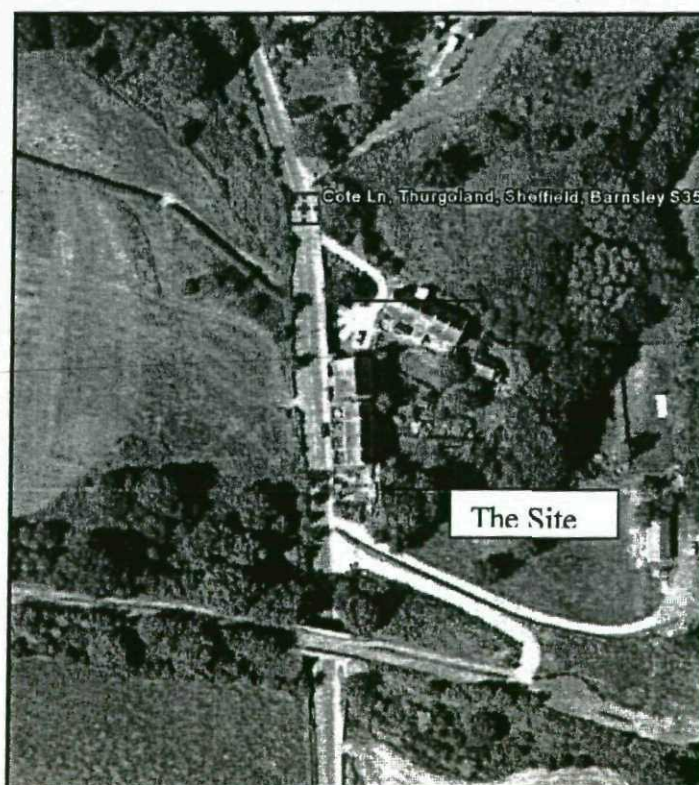
MRS B MEDLAM

1. INTRODUCTION

- 1.01 This Design and Access Statement has been prepared to accompany an outline planning application for the erection of a detached dwelling adjacent to No. 1 Spring Row, Cote Lane, Thurgoland on behalf of Mrs B Medlam.

2. THE SITE

- 2.01 The site is a vacant parcel of land which is located adjacent to No. 1 Spring Row, Cote Lane, Thurgoland. The plot lies within a group dwellings to the south of the main Thurgoland Village. This is an 'infill' plot which, as can be seen from the aerial photograph below, is located adjacent to a row of terraced houses and within a group of existing residential properties.
- 2.02 The site has previously been used as a garden area by the adjacent terraced property, although has now fallen into a state of disrepair and is now overgrown. However, evidence of the former use of the plot remains with the existence of a single storey building consisting of outside w.c's and a concrete store close to the front of the site. The plot is set lower than the adjacent highway and the adjacent terraced houses. The existing outbuilding block is a substantial brick building with corrugated roof and is located to the rear of the site. The front boundary of the site is demarked by a stone wall, there is also an existing vehicular access and dropped kerb adjacent to the existing terraced houses.
- 2.03 The properties to the north of the site are stone built terraced houses which have very limited rear yard areas. However, there are is a mix of types of properties within the locality which are mainly of traditional construction.



3. PROPOSAL

- 3.01 This is an outline application for the erection of a detached dwelling on land adjacent to No 1 Spring Row, Thurgoland. Access, layout and design are submitted for approval.
- 3.02 This application follows the withdrawal of a previous planning application which enabled detailed discussions to take place with the case officer Andrew Burton with regards the layout and design of the proposed dwelling.
- 3.03 The submitted plans show a traditionally designed dwelling with detail which follows the form and style of the adjacent terraced properties. The use of stone, fenestration, use of features such as visible lintels, cills and jambs and the inclusion of a chimney feature aim to integrate the proposed dwellings within the street scene in a manner which would allow for the development of this infill plot whilst respecting the vernacular of the locality.

4. PLANNING POLICY

- 4.01 Under Section 38 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to make decisions in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

- 4.02 At paragraphs 33 and 34 Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development' indicates that:

"Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning."

"Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

- 4.03 Planning Policy Statement 3 (PPS3) 'Housing' states that:

"These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:

- High quality housing that is well-designed and built to a high standard.*
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.*
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.*
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.*
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate."*

- 4.04 Paragraph 12 of PPS3 states that:

"Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities."

- 4.05 Planning Policy Statement (PPS7) 'Sustainable Development in Rural Areas' states that:

"All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness."

- 4.06 PPS7 goes on to say that:

"All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness."

Unitary Development Plan

- 4.07 The site is allocated as Safeguarded Land within the current Barnsley Unitary Development Plan (UDP).

- 4.08 **Policy GS10** of the UDP states that:

"In areas shown as Safeguarded Land on the Proposals Map, existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of the existing uses. Otherwise, planning permission for the permanent development of such land will only be granted following a review of the UDP which proposes that development on the land in question.."

- 4.09 **Policy H8A** of the Barnsley UDP states that:

"The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements"

- 4.10 Barnsley Council are currently in the process of preparing the Local Development Framework. However, as none of the documents which comprise the LDF have been adopted it is not considered that this document has reached a stage where it can be considered as a material planning consideration.

5. DESIGN

- 5.01 The detailed plans show the development of one detached property. The proposed dwelling follows the traditional form of the neighbouring terraced properties including specific vernacular style, cill, lintel and jamb features and the use of natural stone as the external material. The specific design of the property aims to successfully integrate the new dwelling within the street scene. Ultimately, it is stressed that at present the site has an overgrown and underused appearance including numerous outbuildings which are in a poor state of repair. The stone wall fronting Cote Lane would be repaired and retained to continue this feature on the frontage of the site.
- 5.02 The development of this plot would result in the removal of the unsightly outbuildings and development of the land with a sympathetically and specifically designed high quality dwelling which would be seen in the context of the existing residential properties and would enhance the immediate environment.
- 5.03 The appearance of the street scene at present has a definite step in terms of ridge height and this was an issue highlighted by the case officer during pre application discussions. On this basis the proposed development makes use of the site levels in order to achieve a lower ridge line and retain the step in height of dwellings in this part of Cote Lane.
- 5.04 Careful consideration has been given to the positioning of the proposed dwelling within the site. In order to provide an adequate rear garden area and retain the consistent building line the dwelling is positioned in line with the adjacent terraced properties and has an 8.4 metre frontage and 6 metre width. This enables the provision of a separation to the rear boundary of the site whilst retaining a traditional '3 bay' symmetrical design.
- 5.05 It is acknowledged that this site is allocated as Safeguarded Land within the current Unitary Development Plan. However, this site comprises part of larger washed over area of Safeguarded Land. In this instance, this parcel of land is currently in residential use, having been used historically as a garden area to No. 1 Spring Row and containing a number of domestic outbuildings. In addition PPS7 clearly makes provision for limited infilling in rural areas in locations which would not be materially or detrimentally harmed by the development. As can be seen from the design of the proposed dwelling, careful consideration has been given following detailed discussions with the case officer (Andrew Burton) to design a dwelling which respects the character of the adjacent properties and of the surrounding area.
- 5.06 Given the above, it is considered that the residential development of this land would retain its existing use (i.e. domestic curtilage) and should be considered as an infill plot, on which small scale residential development is acceptable in principle.

- 5.07 In accordance with Policy H8A and Supplementary Planning Guidance Notes 2 and 3, the proposed dwelling would provide sufficient separation distances to neighbouring properties and also would provide adequate amenity space for a family dwelling.

6. ACCESS

- 6.01 An existing vehicular access for both pedestrians and vehicles would be utilised directly onto Cote Lane. This would not entail the removal any further sections of the stone wall fronting the highway. The width of the driveway is 2.2 metres.