

For and on behalf of Mr C.Barrow & D. Griffiths



PLANNING, DESIGN AND ACCESS STATEMENT

Residential Development - Land adjacent to 68 Rose Avenue, Darfield

Prepared by
AA2L Ltd

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1.0 **Introduction**

- 1.1 This Planning, Design and Access statement has been prepared by AA2Ltd on behalf of C. Barrow and D. Griffiths in support of the planning application for residential development on land adjacent to 68 Rose Avenue Darfield
- 1.2 The proposed development is for the erection of a pair of semi detached two storey dwellings
- 1.3 Prior to the submission of this planning application pre-application discussion was undertaken to discuss the proposal and the submitted supporting documents are intended to address any matters raised through this discussion.
- 1.4 This statement has been subdivided into various components beginning with the site description providing a context of the proposal in the wider surrounding area. This section will also include a brief overview of the planning history of the site.
- 1.5 A description of the proposed scheme will then be presented within the design and access sections of this statement.
- 1.6 In evaluating the approach that has been taken for this particular proposal the design principles and concepts that have been applied to the type, amount, layout, scale and appearance of the scheme will be explained and means of access will be detailed.

2.0 Site Description

Site Context

2.1 The site is in Darfield and is approximately 450 sq/m in size.

2.2



2.3

Photograph 2 – Aerial photograph of the proposed development site and surrounding context

2.4 The site is relatively flat and is surrounded by housing to its South and West boundaries .

2.5 The site is accessed off Rose Avenue and has a frontage adjacent to Edderthorpe Lane

2.6 The site would appear to have been previously used for garages and parking

Planning History

- 2.7 The Council planning records confirm that there are no previous planning applications of relevance to this application

Development proposal

- 2.8 The proposed development is for a pair of semi detached dwellings in keeping with the style of other properties on Rose Avenue .
- 2.9 The development will include a small front garden and amenity space to the rear. A communal turning area will be maintained to the frontage to allow manoeuvring and exit to the highway in a forward gear.
- 2.10 The design and access sections of this statement will provide further assessment of the design, layout and access arrangements relating to the proposal.
- 2.11 The site is sustainably located and well served by public transport
- 2.12 In terms of the proximity of the site to services and amenities, the site is within proximity of essential everyday facilities including public houses, a primary school, hairdresser, bakery and newsagent.
- 2.13 These distances, coupled with the availability of bus services secure this as a sustainable location.
- 2.14 A Public sewer has been identified as passing through the site. The exact location has been fully determined by controlled site investigation. Yorkshire Water have been consulted at the pre application stage and agreed that the houses provide sufficient easement for the drain

3.0 Design Statement

3.1 The statement will identify the approach that has been used in relation to design. In particular the following aspects of the development will be considered:

- Type of development
- Amount of the development
- Layout of the development
- Scale of the development
- Provision of landscaping
- Appearance of the development

3.2 The scheme has been evolved following pre-application discussion with the planning officer Graham Northern.

Type of Development

3.3 The scheme is within a housing policy area where residential development is considered to be an acceptable land use.

3.4 The accommodation proposed within the dwellings will comply with The South Yorkshire Residential Design Guide and includes open plan lounge-dining, kitchen, WC and a single garage on the ground floor. The first floor accommodation comprises a double en suite bedroom, two single bedrooms and a house bathroom

3.5 The proposal will comply with a range of building regulation requirements relating to the internal design of the buildings.

3.6 The proposed development will provide a type of residential accommodation which has been successful and is in keeping with the area. The scheme will provide valuable housing stock and make efficient use of valuable of site which has previously been neglected

Amount

3.7 The proposed development is sited within a plot of land which enables the proposed properties to sit appropriately within the site and it is considered that the level of proposed development is commensurate with that established in the surrounding area.

3.8 It is considered that the design of the proposed dwellings represents efficient use of the site.

Layout

3.9 The layout, siting and orientation of the built form has been driven by the desire to respect the existing built forms and the outlook of neighbouring dwellings. The proposed development seeks to make efficient use of the site

3.10 The layout in its current form has considered design matters including:

- Impact on the outlook from 13 Edderthorpe Lane
- Impact on the outlook from 68 Rose Avenue
- Ensuring suitable levels of light and privacy for potential occupiers

3.11 The internal layout ensures that the privacy of neighbouring amenity is protected

Scale

3.12 The scale of the development refers to the height, width and length of buildings in relation to the surroundings.

3.13 The proposed development consists of a two storey dwelling houses including an integral garage. The massing of this built form is broken up by the shape of the dwellings

Provision of Landscaping

3.14 The driveway area will be landscaped with sustainable materials

3.15 The use of soft landscaping will provide good definition to the frontage of the development and soften the impact of the built form.

Appearance of the Development

3.16 The overall scale and massing of the building has been developed from the architect's assessment of the surrounding context. The materials proposed for the construction of the dwelling will be of a high quality including slate /roof tiles and facing brick for the main elevations

3.17 By virtue of the scale of the development, the proposed scheme will have a very limited impact on the surrounding area.

4.0 **Access Statement**

Introduction

- 4.1 The statement will briefly outline the approach that has been used in relation to access.
- 4.2 It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations
- 4.3 The proposal will comply with a range of building regulation requirements relating to the internal design of the buildings. This together with the overall design and layout of the site will ensure that the development can be accessed by all users.

Accessibility of the Site

- 4.4 The vehicular access to the development site will be taken from the existing access leading from Rose Avenue
- 4.5 This access point allows sufficient space for safe manoeuvring of vehicles into and out of the site with a suitable line of forward vision
- 4.6 This access point also enables level pedestrian and cycle access to the site
- 4.7 The site provides easy access to the public transport network, residents and visitors to the site will be able to access the development by means other than the private motor vehicle.

Parking

- 4.8 In accordance with *Supplementary planning Document : Parking* There will be 2 parking spaces per three bedroom dwelling. The level of parking provision is considered to be appropriate to the scale of development and is considerably less than its previous garage usage, as such it is considered that it would lead to a demonstrable reduction in traffic onto Rose Avenue and less disturbance to the adjoining properties.

5.0 **Conclusion**

The proposed development has been designed to make efficient use of the development site and provide a form of accommodation which is both desirable, in keeping with local properties and in high demand within Darfield.

The impact of the proposals on the neighbouring dwellings have been carefully thought out and discussed and the layout of the site has been informed by a respect for neighbouring amenity

In light of the above and the fact that the proposal complies with relevant planning policy guidance, it is hoped that the Council would approve the application.