**PROPOSED RESIDENTIAL DEVELOPMENT**

**At**

# LAND ADJACENT
# 332 NEW ROAD
# STAINCROSS
# BARNSLEY

**For**

**Mr Kevin Jones**

**<u>OUTLINE APPLICATION</u>**

## DESIGN AND ACCESS STATEMENT

**Prepared by**

**WHITE AGUS PARTNERSHIP**

White Agus Partnership

## BACKGROUND

This Statement has been prepared in support of an Outline Planning Application for residential development on land adjacent 332 New Road, Staincross, BArnsley

## THE SITE

The site is situated to the north of New Road, Staincross.

The area of the site where the new dwellings are to be sited, is currently the side garden area of 322 New Road



New Road, an adopted highway forms the southern boundary with substantial residential properties to the east and west. The immediate area beyond the proposed northern boundary will remain within the curtilage of 332 New Road and this has woodland to the north.

There is a low stone retaining wall with low hedge along the boundary with New Road.

The area is residential and the properties are of mixed styles in traditional construction

Public transport is available from the bus stop on the site boundary with the frequent services into Barnsley.

## PLANNING POLICY

The site is located within a Housing Policy Area within the Unitary Development proposals maps and is within Urban Fabric in the Consultation Draft the Development Sites & Places Development Plan Document (DSAP), as such; residential development on the site would be acceptable in principle.

It is proposed that a new access will be formed form new road into the site with visibility splays and pedestrian inter-visibility splays as shown on the submitted drawings.

Provision will be made for a car to be able to enter and leave the site in a forward gear.

The submitted drawing illustrates that it is possible to achieve the separation distances set out in SPD 'Designing New Housing Development'.

The dwelling will to conform to the technical guidelines set out in the South Yorkshire Residential Design Guide which is cited in the SPD.

Any potential for 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 and orientation of windows to habitable rooms.

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

## SOCIAL & ECONOMIC CONTEXT

In the context of the existing, adjacent properties it is considered feasible that dwellings on the site would not result in harm to the local environment or amenity of existing residents.

## ASSESMENT

The proposal is within an existing settlement and therefore complies with Local and National policies relating to residential development.

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.