Design and access statement.

Re – 3 new houses at Burton Road, Monk Bretton for Mr T. Medlock.

The purpose of this document is to provide appropriate information to Enable Barnsley.M.B.C. in determining this application and to allow other interested parties to understand how the proposal has taken into account the design and access issues.

Assessment

Physical Context

The existing site comprises of a vacant area of land adjacent 364 Burton Road where 4 houses have been demolished.



Existing Garden

The access into the site is off Burton Road.



Existing Houses to Burton Road

The surrounding land is residential. As the application is for a residential property, in an established residential area, it is considered that the scale of this scheme is not out of keeping with the character of the area.
The surrounding houses are a mix of ages and appearance. It is considered that the proposed houses will therefore be compatible with the streetscape. The landscaping on the site will maintain the standard of residential amenity. There are public bus stops in close proximity.

Social Content

It is considered that the redevelopment of the site to provide 3 new dwellings will not substantially alter the size of the settlement, and therefore will not impact on it or on current local service provision. The potential for nearby houses to be overlooked by development in the site has been considered, and the site layout has been designed to take this into account.

Economic Content

It is considered that the development of the site for a new dwelling will not have significant impact on the local economy, although the additional high quality, attractive dwelling will enhance the area. New residents are likely to spend money in the locality, for instance in the nearby shops and public houses, and any children are likely to attend the school in the local vicinity.

Involvement

As the application is for 3 new dwellings in an established residential area, it is considered that this would not be an issue of concern for local residents. Issues of overlooking will be minimal and have been addresses as part of the scheme design in order to reduce potential concerns of neighbours. It is proposed that the statutory level of consultation as part of the planning application process will be sufficient involvement with the community considering the small-scale of this development.

Evaluation

Assessment of the site took place via an appraisal of planning policy, a site visit and survey with photographs.

The provision is for 3 new dwellings. It is considered that it will be compatible with the settlements size, character and setting, and the surrounding houses of a mix of ages and appearances. The site is within close distance to various amenities, and the landscaping on site and the building design will enable a high standard of housing environment.

The site is within walking distance of local facilities and is located in an accessible location served adequately by public transport services.

The parking layout was discussed with highways before the application was submitted for the proposed new dwellings

Site Boundaries to the site will be close boarded fencing .

Design and access

Use

In terms of land use policies, the site is within the residential policy area where residential use is expected to continue. This is therefore considered to be the most appropriate use of the site.

Amount

The scheme proposes 3 new dwellings. The local services will be able to support the amount of development proposed.

Layout

The new dwellings are sited so that they do not overlook the existing surrounding dwellings. Distances between the new dwelling and the existing properties are as set out in national and local guidance.

The site will provide for access by people with disabilities. The new dwellings will have front doors with ramped access, level landing and thresholds providing full wheelchair accessibility.

Scale

The scale of the development is in keeping with the surrounding developments.

Landscaping

Shrub planting will be provided to the front and rear garden areas.

The dwellings have a back garden/ patio area, tarmac parking areas and all hard standing areas will be laid to fall to soakaways on site and are not to discharge onto the public highway.

Appearance

The new dwelling has been designed to compliment the surrounding properties.

Materials

The new dwellings will be built in artificial stone and artificial slate roof to match the existing. The new dwellings will also have upvc windows and doors. All details are to compliment the surrounding properties and area.

Search Mail Search Web Hi, GM

Medlock | CONTACTS | CALENDAR | Re: proposed 3 new t...

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APPLICATIONS

From GM CLAY <gm.clay@btinternet.com>

To Hyde , James CC

BCC Hide BCC

Subject Re: proposed 3 new town houses to land adjacent 364 Burton Road, Monk Bre

From: "Hyde , James" <JamesHyde@barnsley.gov.uk>
To: *"gm.clay@btinternet.com" <gm.clay@btinternet.com>*
Sent: Friday, 22 February 2013, 17:29
Subject: FW: proposed 3 new town houses to land adjacent 364 Burton Road, Monk Breton, Barnsley, S17 2PD for Mr T Medlock

Mr Clay,

Sorry for the length of time it has taken to get back to you on this matter, my wife gave birth 3 weeks early and I have been on paternity leave/annua submitted and have the following comments;

- The site is within a Housing Policy Area in the UDP proposals Maps, Urban Fabric within the DSAP document and has previously accomm the site is acceptable in principle.
- *Although 4 terraced properties were previously on the site and the proposal is for three, in accordance with SPD Parking, each dwelling v*

DEVELOPMENT, ENVIRONMENT & CULTURE DIRECTORATE

Environmental Services

BARNSLEY
Metropolitan Borough Council

To: Assistant Director, Planning and Regulatory Services
For the attention of Rachael Roddis

My Ref: HDC/KE/2013/pre app **Your Ref:** 2013/pre app

Date: 21st January 2013 **Enquiries to:** Kevin Ellam **Ext:** 2178

Subject: **ENQUIRY REGARDING PROPOSED VEHICULAR ACCESS ON TO C435 FROM MICK CLAY - GM.CLAY@BTINTERNET.COM LAND ADJACENT TO 364 BURTON ROAD, MONK BRETTON, BARNSLEY S71 2QE**

Reference is made to the above pre application planning enquiry.

The site is a former terrace house site with a single shared access to the rear, therefore there is no established off street parking that can be referred to for this location. There would have been insufficient depth for off street parking to the front of the former properties, however the access that existed between 364 and 366 Burton Road would have allowed for the occasional vehicle to the parked off road within the property backs and to arrive and depart in forward gear.

The site is on Burton Road (C435) and currently has a 30 mph speed limit; there have been no recent serious vehicle related reported personal injuries on this stretch of highway.

It is noted that there is a lighting column in the footway fronting the site; this would require the developer to gain all necessary technical and legal approvals relating to the relocation of the column prior to the development being brought into use.

The informal enquiry consists of 3No three bed roomed properties with two parking spaces to the front for each, this complies with SPD Parking. There is no indication of the parking layout, the assumption is that reversing manoeuvres would be required when either parking at or departing from the properties.

The proposal of six parking bays to the front of the 3 properties, with the associated reversing manoeuvres on to the C435 Burton Road is not considered ideal, however it is felt that it will have no significant adverse impact up on the highway network and therefore it is felt that it could not warrant refusal on Highway Development Control

grounds, however this is subject to the applicant meeting the highway criteria below.

The following requirements would need to be met within the design.

- Parking requirements to meet BMBC Supplementary Planning Guidance Document – Parking.

- All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use, to prevent mud/debris from being deposited on the public highway to the detriment of road safety. In addition there is to be a pedestrian access for each property.

- Each bay to be a minimum of 2.5 metres width x 5.5 metres length, there would be separate pedestrian visitor access paths in addition to the parking requirements.

- Pedestrian inter visibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway, in the interest of road safety.

- The parking/manoeuvring facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times, in the interests of road safety.

- All surface water run - off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway, in the interest of road safety.

- Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.

- All waste and recyclable waste containers have to be collected from the kerbside of the public highway, therefore, a storage area should be provided adjacent to the highway. The storage area should provide sufficient space to allow containers to be left on collection days without obstructing pedestrian or vehicular traffic on the public highway, to the detriment of road safety.

In addition there would be the following advisory note

It would also be appreciated if you would include an advisory note to the effect that the developer must contact Environmental Services tel. 01226 773555 prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of vehicular accesses to the highway.

For and on behalf of
Interim Assistant Director, Environmental Services