

DESIGN AND ACCESS STATEMENT IN RESPECT OF
OF AN OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT
INCLUDING DEMOLITION OF AN EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS
ROUGHBIRCHWORTH LODGE, ROUGHBIRCHWORTH LANE, OXSPRING,
SHEFFIELD S36 8YT for MR P FAXON

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location of the site is on the outskirts of Oxspring and within an established residential area.

Roughbirchworth Lodge and associated buildings and farm sheds occupy the site. Some of these buildings extend into an area 'safeguarded land' to the north west.

Dwellings in the immediate vicinity are a mix of two storey terraced dwellings (adjacent and south east of the site) or bungalows on the opposite side of Roughbirchworth Lane. The site is located in a housing policy area as designated on the UDP maps.

The Trans Pennine Trail runs down the length of the north eastern boundary.

Site

The site has no special designation, is not in the green belt and contains no listed buildings. There are no listed buildings adjacent the site that would affect the proposals.

The site contains a number of existing buildings consisting of the main house known as Roughbirchworth Lodge and its associated outbuildings along with a group of delapidated very modest former farmworkers cottages. Beyond this and to the north west are a group of former farm sheds in various state of repair. These are located primarily on 'safeguarded land' as shown on the UDP map for the area.

Roughbirchworth Lodge is the only habitable building on the site and is occupied by the applicant.

There are a number of mature trees on the site and some areas of dense overgrown vegetation. A tree report and arboricultural statement along with an ecology report are included as part of the application documents.

Access to the site is via the existing drive that comes in directly off Roughbirchworth Lane and immediately to the south west of the road bridge where it crosses the Trans Pennine Trail.

The site is generally flat with no extreme changes in level.

Roughbirchworth Lane is an adopted highway.

Social

Due to the likely scale of the proposed development, there will be some social consequences arising from it although it is anticipated that these will not be of a negative nature.

The re-development of this redundant site with a relatively modest number of family dwellings will help increase an insufficient local housing stock.

Economic

There will be some positive economic effects as a result of the development

These will be to the benefit of local businesses in the short term, local builders, builders merchants and suppliers, and in the longer term by general business outlets in Oxspring and Penistone.

Planning Policies

The principle of residential development of the site is considered acceptable by the planning authority. The proposal complies with national and local planning policies. This is generally affirmed by the response to the Pre-App Enquiry submitted in advance of this application. The Pre-App response from the planning authority is included as part of the application documents.

INVOLVEMENT OF COMMUNITY MEMBERS

No direct involvement with community members has taken place to date although an opportunity to consult will be available at the 'Reserved Matters' application stage, when more detailed proposals will be made available.

EVALUATION

It is considered that the proposal is an appropriate use of an existing redundant site and will offer the opportunity to provide an addition to the mix of local housing stock that could be beneficial to the local community. Although existing buildings on the site would be demolished to make way for the new dwellings, it is considered that the current condition and form/layout of the existing building group are unsuitable for re-use. Local transport services into Penistone and the wider urban towns of Barnsley and Sheffield are readily available.

DESIGN

This application is for outline approval only and the individual house type designs will be the subject of a future 'Reserved Matters' application. However for reasons of completeness, an indicative site layout has been included along with access proposals. The layout takes account of site constraints such as an existing culvert which crosses the site and the relationship of the proposed dwellings with trees proposed for retention.

Use

The proposal is to create a residential development on the site following demolition of existing buildings as deemed necessary.

Amount

The final number and type of dwellings will be the subject of a future 'Reserved Matters' application although the indicative site plan as submitted with this application proposes 13 dwellings which will be designed to accord with the design standards set out in the South Yorkshire Residential Design Guide.

Layout

The final plot layout could be subject to change as a result of any future 'Reserved Matters' application but this application proposes an indicative layout to indicate how this could be served from a new access road directly off Roughbitchworth Lane. The access road would have a suitable turning facility to accommodate emergency and refuse vehicles. It is also proposed to ensure the road access could be readily extended to serve any future development that may take place on what is currently 'safeguarded land' to the north west. possible Parking space will accord with highway standards and those set out in the South Yorkshire Residential Design Guide.

Peter Dimberline Limited

Scale

The scale of the dwellings will be finally determined at the 'Reserved Matters' stage but the scale and form of development should be designed to harmonise successfully with the established dwellings adjoining the site and those in the vicinity. It is anticipated that the dwellings will be traditional 2 storey and predominantly detached with a possibility of a pair of semi-detached dwellings facing Roughbirchworth Lane as indicated on the submitted site layout plan.

Landscaping

There will be an opportunity to create new landscaping including carefully selected replacement tree planting as part of the development.

The site layout has necessarily taken a lead from the tree / arboricultural report to ensure the protection of existing trees and root systems where these have been identified.

Appearance

The external built form will be of good quality materials, harmonising with surrounding properties, all to be identified at a later stage.

Access

The main vehicular access will be via a new access road constructed to adoptable standards and with a suitable junction design with Roughbirchworth Lane. The road will include a turning head as previously mentioned.

The individual parking areas serving the dwellings will be surfaced and sealed, with no excessive gradients. Access into the dwellings will be designed to be compliant with the DDA regulations.