Hi James,

Please find enclosed a re-submission for M. Freeman and a new submission for G. Freeman.

Any queries please give me a call on 07939 645069.

Thanks. Glenn Freeman

BARNSLEY
Metropolitan Borough Council

THANK YOU
FOR YOUR PAYMENT

VAT Reg No. 182 3141 85

PLANNING STATEMENT (INCLUDING DESIGN AND ACCESS STATEMENT) SUBMITTED IN SUPPORT OF RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO NO. 24 BANK STREET, BARNSLEY

March 2009

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1 Introduction

1.1 This report has been prepared for Mr. Glenn Freeman to support a planning application for the residential development of land adjacent to No.24 Bank Street, Barnsley.

1.2 The subject site is open ground that extends to some 392m2 (0.039Ha). It is currently vacant land. The site has been recently purchased by Mr Freeman from Barnsley MBC.

1.3 Full Planning Consent is sought for the development of a two storey detached property.

1.4 The access to the site is taken from the end of Bank Street.

1.5 Section 2 of this report describes the site and its surroundings with Section 3 comprising the Design and Access statement including details of the proposal. Section 4 of this report identifies and assesses the relevant national and local planning policy concerning the development of housing to provide justification for the proposed outline development. Section 5 seeks to justify the proposal with Section 6 summarising the report.

2 Site Location and Surroundings

2.1 The proposed site is located to the south of Barnsley, approximately half a mile from the town centre. Vehicle access to the site is from Bank Street, which is served off Dobie Street, and the main A6133 Park Road. The area is residential in nature, with an area of open space to the west of the site.

2.2 The site is located within the Housing Policy Area in the adopted Barnsley UDP.

2.3 The site comprises a rectangular plot of land amounting to 392m2 (0.039Ha). The site is currently unused and is an area of un-managed grass and scrub land. There is no right of public access across the site, however, there is a pedestrian footpath that separates this plot from its neighbouring plot (land adjacent 33 Bank St). This can be seen in the enclosed diagram on page 10. There is a gentle cross fall across the site from west to east.

2.4 The site is bounded to the east by Bank Street, open space to the west, the rear of Cope Street properties to the north (also separated by an access road) and open land to the south. The Bank Street properties are late 19th / early 20th Century properties, a mix of brick and stone fronted terraced properties.

2.5 The surrounding area is predominantly residential and, being approximately half a mile from the town centre, is within range of all the amenities of the centre, Park Road, and Sheffield Road shopping and amenities, and as a result of its location, enjoys excellent access to the town centre. The site is therefore considered to be in an extremely sustainable location.

3 Design and Access Statement

3.1 Article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 now requires that planning applications be accompanied by a Design and Access Statement

3.2 This section sets out the general parameters of the proposed residential development.

Design

Context

3.3 The site is located at the end of a residential street, adjacent to an area of open space. The surrounding houses are terraced properties, brick built, with a number of those being stone fronted. Many have benefited from extensions.

3.4 The site is a 392m2 plot immediately to the end of Bank Street. The site is currently unused land.

3.5 It is proposed that the land is developed for residential housing in harmony with the predominant surrounding residential land uses. The drawing submitted with the application illustrates the development of a detached property to a modern interior design yet with traditional simple exterior proportions, in keeping with surrounding residential properties. With the generous garden areas to the front and rear, this will give the property a high level of amenity and privacy. Also proposed will be addition of off street parking and a fully enclosed front garden in contrast to many other new developments within the area.

Amount

3.6 The drawing illustrates a detached property. It is considered that the site is capable of development in this form, which gives four bedroom accommodation over two storeys.

3.7 The site area is 392m2. The property has a footprint of 82m2, with generous front, rear and side garden area totalling of 310m2. The property also enjoys the benefit of off-street parking, with two parking spaces for the dwelling, in addition to a paved driveway leading to the parking spaces.

Layout

3.8 The drawing submitted with the application illustrates the detached property located within the site in a way as to allow generous private amenity space to the

rear of the property, with walkways allowing rear access along both sides of the property, and generous parking and driveway areas to the front of the development.

3.9 The property is located in a way to allow the development to follow the building principles of the existing Bank Street properties, with a slight setback of 0.5m from the building line to the front elevations, and a small projection of 1.5m to the rear, which will not affect the outlook of No.24 Bank Street.

Scale

3.10 It is proposed that the residential development will provide a four bedroom accommodation over two storeys, which provides a good mix with the surrounding residential properties.

3.11 The property will be stone fronted, with natural coursed stone, with brick construction to the sides and rear. Stone headers and sills will be used at the front of the property as a design feature, as will stone mullions enabling similar window proportions with the existing dwellings on Bank St. The roof materials will be of an appropriate roof tile construction. The roof pitch will also be in keeping with the existing dwellings. These materials of construction will be consistent with the surrounding residential properties.

3.12 The materials of construction will be submitted for the approval of the Local Planning Authority.

3.13 The proposed dwellings will therefore compliment the existing housing stock.

3.14 The site is not located within a flood risk area, so no flood risk assessment is required

Landscaping

3.15 The property will enjoy a substantial area of private amenity space within its housing plot.

3.16 The property will be separated and bounded by a 2m high close boarded fence. A small retaining wall will be constructed to the west of the site, to address the slight difference in levels to the open space to the west.

Appearance

3.17 It is anticipated that the house will be constructed in natural coursed stone to the front elevation, with stone heads, sills and mullions. Brick construction to the side and rear elevations. Roofs will be constructed of a dark grey tile to be approved by the Local Planning Authority and will be constructed to a traditional pitch in

keeping with neighbouring houses and also enjoying two parking spaces and use of a generously sized paved driveway approach.

Access

3.18 Vehicular and pedestrian access to the site will be taken from Bank Street, an existing residential access roadway, leading in to a gated access driveway and parking area.

3.19 Vehicles using the private parking areas will manoeuvre at the end of Bank Street, to either reverse into the parking areas, or reverse out as appropriate. This is consistent with the situation currently adopted by Bank Street residents.

Consultation

3.20 No formal consultation has taken place, given the relatively small scope of the application. Mr Freeman has spoken to local residents, who have been encouraged that this previously untidy land will be cleaned up, and will be put into meaningful use. The neighbours are also looking forward to the added privacy and security that this development will bring to the existing residents.

4 Planning Policy Review

National policy

PPS1 Delivering Sustainable Development (2005)

4.1 PPS1 (ODPM, 2005) sets out the Government's vision and the key policies and principles which should underpin the planning system and provides advice on policy content.

4.2 It identifies that good planning is a positive and proactive process, operating in the public interest through a system of plan preparation and control over the development and use of land and that sustainable development is the core principle underpinning planning. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality. Local Authorities should take account of the range of effects (both negative and positive) on the environment, as well as the positive effects of development in terms of economic benefits and social well-being.

4.3 PPS1 states that sustainable development is the core principle underpinning planning which seeks to ensure a better quality of life for everyone both now and in the future. PPS1 advises that planning should facilitate and promote sustainable development by balancing social, environmental and economic objectives. This requires protection of the environment but also ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services.

4.4 Paragraphs 33-39 of the guidance relates specifically to design and states that good design is a key element in achieving sustainable development acknowledging that good design is indivisible from good planning (para 33).

4.5 Paragraph 34 states that good design should contribute positively to making places better for people and paragraph 35 goes on to state that this involves ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development. This requires carefully planned, high quality buildings and spaces that support the efficient use of sustainable resources.

4.6 The proposal reflects this policy in so far as it is in a sustainable location and compliments existing residential development.

Local Policy

Barnsley MBC Unitary Development Plan

4.7 The Unitary Development Plan (UDP) was adopted in December 2000. Whilst the preparation of the Local Development Plan (LDF) is underway the UDP remains a significant material consideration.

4.8 Under the UDP the subject site is allocated as being within a Housing Policy Area.

4.9 **Policy H8a** of the adopted UDP refers to development within existing residential areas, and seeks to ensure that the design and layout of new development maintains existing living conditions and standards of amenity are provided and maintained for both new and existing residents.

4.10 The proposal seeks to construct a modest detached property, with generous private amenity space for new residents, whilst respecting and maintaining the privacy and living standards of existing residents in this urban area.

Supplementary Planning Guidance Note 2

4.11 Supplementary Planning Guidance Note 2 (SPG2) gives further guidance with regard to the suitability of residential development, and adds to the provisions of UDP Policy H8A. It seeks to ensure that new development meets the necessary standards regarding privacy, separation distances, car parking etc.

4.12 The proposal takes into consideration the advice given in the note, and ensures that privacy and amenity for existing residents are met, whilst maintaining separation distances to existing properties. Adequate parking provision is included within the site, whilst the layout allows for effective movement around the property for the residents with access pathways at a minimum of 1200mm wide, allowing for household items such as wheelie bins, to be stored at the rear of the property.

5 Material Considerations

5.1 This section identifies and assesses the main material considerations in light of the policies set out in the previous section.

5.2 The site is located within the Housing Policy Area within the adopted UDP, wherein Policy H8a is relevant, setting out considerations for developers to follow for residential development proposals.

5.3 It is considered that the proposal meets these criteria, in that the dwelling is of a modest overall size at, 82m2 each, to a traditional design, whilst the generous garden areas totalling 310m2 allow for meaningful private amenity space for the dwelling, whilst respecting the privacy of existing residents.

5.4 The new dwelling is set back 0.5m from the terraced line of Bank Street, and project 1.5m to the rear of the closest property (No.24). This will not lead to any material loss of amenity or aspect to this property, and is consistent with the advice given in UDP Policy and the SPG. This also enables a boundary fence projected from No.24 Bank St to the pedestrian footpath (shown in the diagram on page 10) to be erected in the interests of public safety, privacy and security for the new residents.

5.5 The property is to be constructed in materials consistent with the existing properties, and will complement the existing construction and simplistic styles of the existing Bank Street properties.

5.6 The property will benefit from off-street parking with two parking spaces as well as a large driveway area.

6 Summary

6.1 This report has been prepared for Mr Glenn Freeman to support a planning application for the development of land adjacent no.24 Bank Street for residential purposes.

6.2 The site comprises an area of vacant land covering an area of 392m2 (0.039Ha)

6.3 The site is allocated within the Housing Policy Area within the adopted UDP.

6.4 The site is in a sustainable location close to existing shops, jobs and services and therefore its development for residential purposes would comply with guidance given in PPS1 and PPS3.

6.5 The proposal is a modest development, the design and construction is consistent and in keeping with its surroundings, whilst the benefits of off-street parking and generous private amenity space in the urban area are a positive for the overall scheme.

6.6 In light of the above, it is felt that the application meets the criterion laid out in national and local policies, and that planning permission be approved for this modest development.

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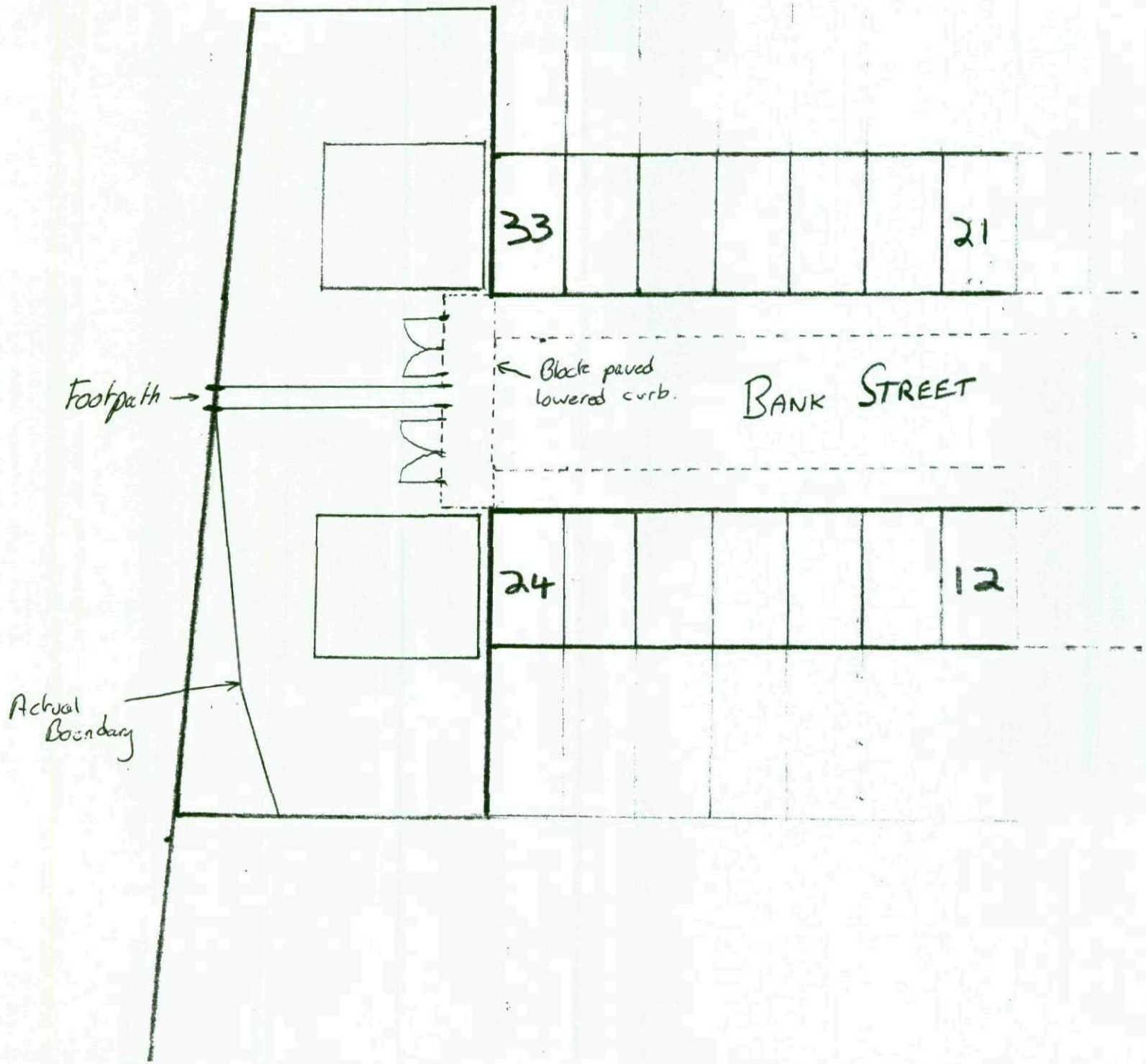
33
21
Footpath
Block paved lowered curb.
BANK STREET
24
12
Actual Boundary