

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

NB: This design and access statement is a revised version of an earlier document submitted in relation to a previous application, subsequently withdrawn.

The previous application was withdrawn at the request of the planning authority to allow for the site area to be increased to include an additional area of land adjoining the original site and also owned by the applicant.

The planning authority wished for an element of affordable housing to be included as part of the proposals and are prepared to consider the larger application site, which will result in a greater number of dwellings, thereby 'triggering' the affordable housing inclusion.

This revised design and access statement is therefore adjusted to take account of this situation.

ASSESSMENT OF CONTEXT

Physical

Surroundings

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

Roughbirchworth Lodge, associated buildings and farm sheds currently occupy part of the site. The proposal includes the demolition of all existing buildings on the site.

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 dilapidated 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 the additional land referred to in the opening paragraph.

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 currently, is via the existing drive that enters directly off Roughbirchworth Lane, 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 scale and type development, there will be social benefits by virtue of the availability of both new 'market' housing and importantly 'affordable dwellings' which should allow for the possibility of local residents, seeking their own home, to remain in the locality.

Peter Dimberline Limited

Economic

There will be positive economic effects as a result of the development, to the benefit of local businesses in the short term, for example, local builders, builders merchants/suppliers and the like and in the longer term by general commercial outlets in both 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 planning department response to the original 'Pre-App Enquiry' but more recently by the encouragement of the planning authority to submit the application for the larger site.

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 will 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. The site is considered to be in a sustainable location with local public services transport links available into Penistone and the nearby towns of Barnsley and Sheffield.

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 the existing culvert which crosses the site and the relationship of dwellings with retained trees.

Use

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

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 22 dwellings, 7 of which would be 'affordable dwellings' all designed to accord with the standards set out in the South Yorkshire Residential Design Guide.

Layout

The final plot layout may be subject to change as a result of any future 'Reserved Matters' application. The indicative site plan shows how this could be served from a new access road directly off Roughbirchworth Lane. The access road would have suitable turning facilities to accommodate emergency and refuse vehicles. Parking spaces will accord with standards set out in the South Yorkshire Residential Design Guide.

Scale

The scale of the dwellings will be finally determined at the 'Reserved Matters' stage but the scale and form of development will be designed to harmonise with the established dwellings adjoining the site and those in the vicinity. It is anticipated that the dwellings will be detached 2 storey (with possible roof void bedroom/s) and the 'affordable dwellings' being linked or terraced, all as indicated on the submitted site layout plan.

Landscaping

There will be an opportunity to create new landscaping, including carefully selected replacement tree planting. The site layout has necessarily taken a lead from the tree / arboricultural report to ensure the protection of certain existing trees where these have been identified.

Appearance

The external built form will be of good quality materials, harmonising with surrounding properties, but these will be the subject of the future 'Reserved Matters' application.

Access

The main vehicular access will be via a new access road constructed to adoptable standards including the 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.