Outline Planning Application – Proposed Detached House & Garage

Rear of 95, Chapel Street, Hoylond, Barnsley

Planning, Design & Access Statement

The Process

The proposed development is located in the rear garden of 95, Chapel Street, Hoyland

The site is bounded by existing semi-detached hoses on Chapel Street, a bowling green to the north east and Sheffield Road to the south west. There are 3 no detached houses on the opposite side of Sheffield Road

The site is within the existing Hoyland housing policy area.

Use

The application is for a 3 Bedroom residential property and is therefore in accordance with the current use of the land

Amount

The application is for 1 dwelling which will have no adverse effect on surrounding properties and land

Layout

The proposed house will be set back from the road approximately 5m which will be outside the influence of the trees on the south west boundary. This will provide a rear & side garden of approximately 85m²
A 3.3m wide drive will provide access to the house and the detached garage. The drive also incorporates a turning facility.
Parking for a minimum of 2 cars will be available.

Scale

The proposed dwelling will be a medium sized detached 3 bedroom house which will be in scale with the semi-detached houses on Chapel Street. Larger detached properties have been built on the opposite side of Sheffield Road

Landscaping

The existing trees to the south west boundary are to be retained, although will need some pruning after years of neglect.
It is proposed that the large conifers in the centre of the site are removed.
The driveway is to have a tarmac or block paved finish.
A 1.8m screen fence is to be provided between the proposed plot and the rear garden of No 95 Chapel Street.

Appearance

To be agreed at detail planning application stage

Access

Access will be by a 3.3mm private drive from Sheffield Road, with a visibility splay of 2.4m x 45m.

The existing low stone wall to the back edge of footpath will be modified to provide 45deg splayed walls at the drive entrance to provide additional pedestrian visibility.

The drive will incorporate a turning facility to avoid any vehicles reversing on to the highway.

Drainage

Foul drainage will discharge to the existing 100mm foul drain to the rear of 95, Chapel Street. Surface water will drain to soakaway subject to suitable percolation tests.