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PLANNING DESIGN AND ACCESS STATEMENT

Full Planning Application for a residential development of 4no 3 Bed houses on land off Stocks Lane, Barnsley S75 2BL

This Planning, Design and Access Statement accompanies the application for Full Planning Permission for a residential development of 4no 3 bed houses on land off Stocks Lane, Barnsley.

The scale of development will be 4no 3 bed 2 storey detached houses at 95.2 sq.m, each with a double car parking space and associated landscape.

Access is taken off Stocks Lane along the back lane to properties facing Sycamore Street. The Lane serves garages which are on the site as well as the rear of the Sycamore Street properties. The lane is approximately 3m wide at its minimum, and opens onto Stocks Lane at both ends. To the north end it is wider to allow for passing/waiting.The proposed development includes for a tarmac strip along the frontage, effectively widening the lane to approx. 4.5m.

The houses have a symmetrical elevation articulated with a central gabled entrance, and have a traditional appearance with manmade stone walls under a pitched tiled roof.

The houses are set back from the lane and have an active frontage with entrance doors and lounge windows facing onto it. Car parking for two cars is provided to each house, and this is broken up with a tree planted and grassed area. The rear of the dwellings faces onto an enclosed private garden of approx 60 sq.m which meets the design guidance.

Separation to the rear of the Sycamore Street properties is between 19.5m -20.4m This is considered acceptable as windows to the first floor of the development are not serving habitable rooms.

Dedicated parking is provided in accordance with BMBC's adopted guidance which requires a minimum of 2 parking space per dwelling for properties of 3 bedrooms. Parking spaces measure 2.5m x 5.0m.

Level access will be provided into the houses from the car parking space, and the internal layout is designed in accordance with Building Regulations Part M.

Space is provided within each curtilage for the storage of 3 bins to allow for recycling.

Minimum room sizes are in accordance with the South Yorkshire Residential Design Guide.

Flood Risk- The site is within Flood Zone 1.

The site lies outside of the Development High Risk Area from coal mining legacy.