

Design and Access Statement in connection with the erection of a new dormer bungalow on land to the rear of No. 14, First Ave., Royston, Nr. Barnsley, South Yorks., S71 4DA.

Physical Context:

Surrounding uses/ buildings/ character:

The application site is bordered on all 4 sides by residential accommodation. To the south is a bungalow, owned by the applicant, built in red brick below a slate pitched roof generally, although to the side extension there is a flat felted roof. Beyond this, on the other side of First Avenue, a pedestrian access way, are two storey houses, serviced off Victoria Road to the rear. To the east and west stretch the gardens of a neighbouring house and bungalow respectively, which extend to North Street, to the north of the application site, beyond which lies two storey terraced housing. Beyond the adjacent bungalow are two more bungalows, with access off North Road. Another bungalow, to the east of the application site exists behind nos. 4 & 6, First Avenue, with access off North Road. This dwelling faces the two storey houses only some 12 metres distant. The character of the area is, therefore, one of a mixture of dwelling types.

Materials:

A mixture of materials is evident throughout the area with a predominance of red brick and slated / concrete tiled roof covering.

Surrounding spaces:

The surrounding spaces comprise of private gardens each side with timber panel and concrete post fencing which will be extended to the southern boundary to provide privacy for the application site and No. 14, First Avenue. To the north, the 3.6M high privet hedge is to be removed. Trees in the adjacent gardens will not effect the proposals.

Access routes:

The town centre, which stretches along the length of Midland Road, is accessed directly off North Road, approximately 90 metres away. The existing access that serves 14, First Avenue, is to be retained. This is a tarmac drive, which will be gated to provide off street parking for both residents and visitors. 2 parking spaces, in permeable block work, are to be provided within the site accessed directly off North Road.

Access to Local Services and Transportation:

Royston is a very self- contained community with an extensive range of shops and local services, with facilities that include two supermarkets, a fire station and a leisure centre. Many of these facilities are located in the local neighbourhood along Midland Road, close to the site. In addition a

regular bus service to both Barnsley and Wakefield serves the village with local stops on Midland Road.

Special Designation:

Neither the site nor the surrounding area is within a conservation area or other special designation area.

Site Use:

The site at present is a grassed area relating to No. 14, First Avenue and, as such, is little used. A pre-cast concrete garage on site is to be removed.

Spaces within the site:

As listed above, the existing fencing to the side boundaries is to be extended along the southern boundary to provide privacy for the occupants of both No. 14, First Ave., and the application site.

Access to and through the site:

Access to the site will be directly off North Road. Access to No. 14, First Ave., behind, will be via the retained tarmac drive, providing both vehicular and pedestrian access to the existing bungalow, which also has a pedestrian access off First Ave., which will be retained. There will be no access through the site, although a side gate will give direct access to the rear garden area.

Natural features:

The tall privet hedge on the northern boundary of the site is to be replaced with a low level brick wall, providing visibility in both directions along North Road and enclosing the front garden area, in front of a blind gable presented to the terraced housing opposite.

Topography / gradients:

The site has an approximate cross fall from side to side of 1 in 30. It is not envisaged that radical changes to ground levels will be necessary in order to construct this property, that would impact upon the site or surrounding area.

Listed Building: Not applicable.

Social Context:

It is considered the proposals will have a neutral impact upon the social context of the area.

Overlooking / overshadowing:

In considering how best to develop this site, particular attention has been paid to the nearest properties and the orientation of principal windows,

together with the arrangement of the rooms to maximise the privacy of both the occupants of the new dwelling and their neighbours. To the north, at ground floor level, a blind gable only has been presented to the terraced housing on the opposite side of North Road, some 14 metres away, whilst any ground floor windows facing these properties have been set a minimum of 19 metres away, which complies with Design Guide principles. At 1<sup>st</sup>. floor level, a dormer window, facing these properties, is 20+ metres away. To the rear, the only windows set within the roof formation, looking south, serve a bathroom and a landing; these could, if necessary, be glazed with obscure glass. At ground floor level, the rear windows to both facing bungalows are contained within a 2 metre high fence, to maintain the privacy of each, while at the front, that, serving the master bedroom looks across the site towards a 2 metre high fence, beyond the drive serving No. 14, First Ave.

Concerning overshadowing, to the south lies No. 14, First Ave., a low, single storey bungalow, with a low ridge line, which will not overshadow the proposed dormer bungalow, which, in turn, due to the distance from the terraced houses on the opposite side of North Road, will not seriously effect these dwellings. To the sides any overshadowing will have a minimal effect on these properties, since adjacent is only garaging and site access points.

Impact on Local Services: Not applicable.

Economic Context:

It is considered that the proposal will have a neutral effect upon the economic context of the area, other than provide much needed jobs in an industry recently devastated by the current recession, with a knock-on effect to local building suppliers and the wider community.

Effect on the attractiveness of the area to investors: Not applicable.

Planning Policies:

The relevant national, regional and local planning policies are as follows: National policies for housing objectives are set out in Planning Policy Statement 3 (PPS3), which supersedes Planning Policy Note 3 Housing, but still maintains, as the Government objectives, that LPAs should provide sufficient land for housing development that gives priority to reusing previously developed land within urban areas, in preference to the development of Greenfield sites, and, create more sustainable patterns of development by essentially building close to existing facilities and services, thereby supporting those services. This development will contribute, in a small way, to these objectives, being built upon previously used land, located in a sustainable location, close to existing shops and amenities, without the need to travel.

Regional policy is set down in the Draft Regional Spatial Strategy for Yorkshire and Humberside. Policy P1:

Strategic Patterns of development:

Location Principles:

- a) policies should be developed which minimise the need for Greenfield development and the need to travel;
- b) wherever possible development should be located within urban areas.

Policy H1:

Distribution of additional housing:

- a) Development plans should include appropriate policies and proposals so as to achieve the annual additions to the housing stock set out in Table H1 over a period 1998 – 2016.
- b) The regional target for the proportion of housing development taking place on previously developed land and through the conversions of existing buildings is 60% over the period 1998 – 2016.

Strategic Planning Area Annual Provisional Target – Barnsley : 810 ; 49%. Though on a very minor scale, in the depressed economic climate that is this moment, the proposal will contribute to the total set, prior to the current recession, and being on previously used land, will help to reduce the pressure on Greenfield sites.

Local Policies: The current development plan for the area is the Barnsley UDP, which is currently under review and will be replaced by the Barnsley Local Development Framework. However, on the last version of the UDP for the Royston area the application site was shown as being within a housing policy area.

In addition, this plan supports the Government's approach to the re-use of previously used land and it is expected that the supply of new housing from brownfield windfall sites and conversions will remain high. In applying for planning permission for the erection of this dwelling , account has been taken of the following policies, H6 & T2:

It is considered that the application site meets all three main criteria of Policy H6 in that it is located within the limits of an existing settlement, makes use of previously developed land and comprises of infill within an existing settlement. Moreover, the scheme meets the further five criteria, in that it would be compatible with the settlement's size, character, location, setting and amenities: also it would accord with transport policies relating to new development, particularly policy T2, taking proper account of transport and land use relationships and it would provide a high standard of housing and built environment. Policy T2 requires that new development is located in accessible locations to ensure sustainable developments. The present proposal meets this criteria for the reasons previously outlined. The parking provision of two parking spaces satisfies the requirements of supplementary Planning Guidance Note 7, "District

Wide Parking Standards”, that sets a maximum parking standard of two parking spaces for two and three bedroom properties, with medium accessibility.

Involvement of Community Members:

The applicant has made his immediate neighbours, i.e. the occupants of No. 12 & 16, First Ave., aware of his proposals, together with those @ Nos. 19 & 17, North Road. Their acknowledgement of this fact is enclosed. Since this is clearly a minor scheme, it is considered that, in accordance with Chart 4 of the Adopted Statement of Community Involvement, “ The general engagement and consultation process for planning application”, the applicant has met his responsibility in respect of community involvement.

Evaluation:

Although the site is restricted in size, in a time when new building has all but ceased, and central government is borrowing heavily, to an extent unheard of previously since the 1920s, it is encouraging to find individuals who are willing to speculate on future building projects that might break help to break the current recession and stimulate the local economy. Such efforts on the part of these individuals should be applauded by local authorities, who, without any risk on their part, can actively aid this real and meaningful effort by the approval of such schemes. The detailed layout of this dwelling, the orientation of the windows, etc., has paid heed to the design guides and, although the separation distances between No. 14, First Ave and the application site are minimal (12 metres), consideration of approval should take account that in this situation, only two bungalows face towards each other, unlike the local precedent to the rear of Nos. 4 & 6, First Ave., where two houses overlook and face the main fenestration of a recently built bungalow in a similar location. The privacy of each bungalow is maintained by the provision of a 2 metre high wall between, effectively providing to each a blind gable situation without oppressiveness. Further, it should be noted that the existing character of the area on First Avenue is due in part to the fact that the separation distances between facing dwellings, some of which are two storey, is only 12 metres.

Design of the scheme:

Use:

Given the case of the other bungalow, with access off North Road, as outlined above, the use of the site for residential purposes is in keeping with planning policies outlined earlier.

Amount and Scale:

The application is for a single dormer bungalow with three bedrooms, the scale of which is considered to be in keeping with those in the immediate vicinity. The size of entrances and facades relate to human domestic scale, and the proposed materials to be used suit those roundabout.

Layout:

Relative locations of different uses: Not applicable.

Accessibility and travel distances: Not applicable.

Gradients and topography: Mentioned previously.

Crime prevention:

The site is surrounded on three sides by a 2 metre high fence and neighbouring gardens. The fourth side is overlooked by opposite terraced housing. The site is therefore reasonably secure. However, should approval be forthcoming, it is proposed that additional security measures will be provided in accordance with "Secure by Design".

Landscaping:

Due to the limited size of the site, it is considered that the final landscape provision will be to the client's choice.

Appearance:

Style / Design / Detail:

To provide the required accommodation on the proposed site, the design is for the erection of a dormer bungalow, with restricted first floor accommodation to avoid overlooking issues. Other bungalows exist in the immediate locality, which comprises of a varied mixture of the built form. An explanation of the design considerations has previously been given together with the scale of both the proposal and the surrounding dwellings.

Materials:

To suit the locality; samples to be submitted prior to commencement.

Access:

To suit Part "M" of the Building Regulations and Design Guide.