

Design and Access statement in connection with the erection of a new house on land adjacent to No. 170, Sackup Lane, Darton, Nr. Barnsley, South Yorks., S75 5AR.

Physical Context:

Surrounding uses / Buildings / Character:

The application site is bordered on three sides by residential accommodation. To the south west lies a detached brick-built detached bungalow belonging to Mr. and Mrs. Coles, parents to one of the applicants, with whom the proposed detached garage, parking and turning area is to be shared. Beyond their bungalow, is a development of detached bungalows and lower down a terrace of five stone faced houses are set adjacent to Sackup Lane. To the east of the site is a recent development of two storey semi-detached properties off Eshton Court and Roeburn Close, set in a slightly more elevated position than the proposed house due to rising contours. To the north lie a mixture of older properties of both detached and semi-detached units. To the west, on the other side of Sackup Lane, an adopted highway, with a single footpath on one side at this point, are the open field of the Greenbelt. The character of the area is, therefore, one of a mixture of dwelling types.

Materials:

Predominant in the area are facing bricks and concrete tiles.

Spaces:

The surrounding spaces comprise of private gardens to neighbouring properties, with good screening of those closest provided by self set trees and hedging, comprising elder, hawthorne, oak and sycamore.

Access routes:

The adjacent road, Sackup Lane, provides a circulation route, giving easy access to the main Barnsley – Wakefield road to the north and to Darton, with its many services and shops, and the M1 to the south. A bus service passes the site providing links to Barnsley and Wakefield, with bus stops being only about 400 metres away.

Access to local services/ transportation:

The site is located approx. 0.7 miles from two urban shopping areas, namely Darton and Maplewell, which provide an abundance of all necessary services, including educational and medical facilities, etc. In addition, 0.3 miles north of the site on Sackup Lane, there is a Post Office and minimarket. A railway station at Darton provides easy rail links to Sheffield, Wakefield, Barnsley and Leeds.

Special designation:

The surrounding area is not within a conservation or other special designation area.

Site uses:

The site has been owned by the family of one of the applicants for many years and has previously been used for keeping of chickens. In 2001, permission was granted for the erection of No. 170, Sackup Lane. Since then the application area has been grassed and maintained by Mr. & Mrs. Coles.

Spaces within the site:

The site comprises of 2 sections due to rising contours. The lower section has been excavated to give a flat plateau upon which No. 170, Sackup Lane has been constructed, together with a large turning area and parking space off an established access point. To the north of this, the site rises steeply to provide a higher plateau, which is the application site. This area presents long ranging views to the west and south of the Pennines.

Access to & through the site:

As indicated previously, it is intended that the application site will share the garaging, etc., with No, 170

Sackup Lane to the application site is to be provided from this area. There will be no access through the site.

Natural features:

The site comprises of a grassed plateau with banking up to the adjacent housing on the east side and falling banking down to the road on the western side. These are to be retained generally, although the removal of one tree will probably be necessary on one side to allow the erection of a retaining to the rear of the house, as shown on the block plan. The post and wire fencing along the road boundary will eventually be replaced with a post and panel fence at the bottom of the banking to provide better enclosure and security.

Additional tree and shrub planting will be provided to this lower banking and the rear of the site to improve privacy and security for the house.

Topography / gradients:

A full survey drawing is enclosed, which shows the proposed position of the new dwelling, pegged out on site. The anticipated ground floor finished level is shown on the Block plan

Any special designation:

The site is not within a conservation area or special designated area.

Listed Building :

Not applicable.

Social Context:

It is considered that the proposals will have a neutral effect on the social context of the area.

Overlooking / overshadowing effect:

To the south, No. 170 is set much lower than the proposed house and clearly there will be no overshadowing of either dwelling by the other. Both dwellings have their principal orientation facing south for the views thus minimising and overlooking effect. The separation distances between the two properties is 22 metres which, even if the dwellings were on the same level, complies with Residential design guidelines. To the east, the nearest dwelling is 14 metres distant from the proposed house, which presents to these properties a "blind" side, with only a door to an external store and a fixed light window serving the staircase, with obscure glazing. The dwellings to the east are in an elevated position and clearly will not be overshadowed by the proposals. Again, the nearest house to the back of the property is further away than guideline recommendations and will not be overshadowed. Existing screening by trees and hedging is to be retained and generally supplemented.

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 local 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.

Effect on the attractiveness of the area to investors:

Not applicable.

Planning policies: The relevant national, regional & local 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 objective, 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 local services. This development will contribute, in a small way, to these objective, being built upon previously used land, and being located in a sustainable location, close the 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 the period 1998 – 2016.
- b) The regional target for the proportion of housing development taking place on previously developed land and through 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, the present proposal will contribute to the housing total set, prior to the current recession, and be on previously used land, helping to reduce the pressure on Greenfield sites.

Local policies: The current development plan for this area is the Barnsley UDP, which is currently under review and will be replaced shortly by the Barnsley Local Development Framework. However, on the last version of the UDP for the Darton area the application site is shown as being within a housing policy area DT2.

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 location of 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 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; it would accord with transport policies relating to new development, particularly policy T2, in taking proper account of transport and land use relationships and it would provide a high standard of housing environment and building environment. Policy T2 requires that new development is located in accessible locations in order to ensure sustainable development. The present proposal meets this criteria in that it is within convenient walking distance of the public transport network, approx 400 metres from bus stops on a bus route and only some 0.6 of a mile away from a railway station. Secondly, the traffic generated can be adequately accommodated by the existing highways; the site access already exists and is in daily use; the use of this access for a dwelling will not impact upon highway safety. Supplementary Planning Guidance Note 7, "District Wide Parking Standards", sets a maximum parking standard of two parking spaces for two and three bedroom dwellings which have medium accessibility. The layout provides for two spaces/ dwelling.

Involvement of Community Members:

The applicants have shown their proposals to the following neighbours : 9, Roeburn Close, 14, 10, 20, 22, 24, & 16, Eshton Court, who have signed the enclosed sheet as confirmation. No. 12, Eshton Court is an empty property, currently For Sale. 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 applications", the applicants have met their responsibilities in respect of community involvement.

Evaluation:

Since community responses have been positive to the proposals, it only remains to consider constraints upon the proposals from the physical / social / economic contexts identified, together with those forming planning policies. Since due regard, in the detailed design has been given to minimal spatial distances and orientation/ overlooking considerations, as listed in the Residential Guide relating to development and space about the dwelling, it is considered that the development of this for residential purposes is acceptable.

Design of the scheme:

Use:

Clearly the use of this site for residential purposes is in keeping with planning policies outlined earlier.

Amount / Scale:

The application is for a single house, with 4 bedrooms, the arrangement of first floor rooms and the positioning of fenestration to these rooms has been described previously. Being only two stories high, surrounded by a mixture of single and two storey properties, it is considered that the scale of the new building is appropriate to these dwellings. The size of entrances and facades relate to human domestic scale, and the proposal for the use of facing bricks and concrete tiles is in keeping with surrounding units.

Layout:

Relative locations of different uses:

Not applicable.

Accessibility and travel distance:

Not applicable.

Gradients and Topography:

Mentioned previously.

Crime prevention:

The site is surrounded on three sides by neighbouring gardens, and it elevated above the road on the fourth side, thus the site is naturally secure. However, it is proposed that additional security measures will be provided in accordance with "Secure by Design" advice, external PIR-activated & low energy lighting.

Landscaping:

It is proposed to retain the existing trees generally currently on site and to supplement these to the north by planting ornamental tree of species appropriate for the size of the site. On the west facing banking, between the road and house, it is proposed to plant ground cover shrubs, to provide all the year round interest and colour to visitors. Elsewhere, lawned areas will be extended and maintained by the applicants.

Appearance:

Style/ Design and Detail:

As previously mentioned.

Materials/ Colours /Textures:

The proposed materials will be as previously mentioned; colour samples will be submitted for approval prior to commencement of the works. The parking / turning space will be a textured, permeable blockwork to provide intimacy, interest and a human scale. Again, samples of the chosen material will be submitted for final approval prior to commencement of the external works. Garden lighting is proposed incorporated into the landscaping works; this will be intimate and essentially at low level so as not to effect the neighbouring properties. It is not considered that these proposals will affect accessibility.

Access:

Due to the contours of the land , a ramped access from the parking area into the dwelling will not be possible. A stepped approach, however, will be provided, suitable for use by ambulant disabled dwellings.