

**PROPOSED BUNGALOW**

*CLIFF LANE, BRIERLEY, BARNESLEY*

Design, Access + Heritage Statement

Prepared by:

**CODA PLANNING LTD**

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## 1.0 Introduction

1.1 This is a statement submitted in support of a proposed 2 bedroom bungalow at Cliff Lane, Brierley.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

## 2.0 Assessment of the site's immediate and wider context

### 2.1 History

The site has previously had planning permission for an almost identical proposal (ref. 2011/0039) for a bungalow on the same plot within the site.

### 2.2 Physical

The aerial image below sets the site (approximately outlined in red below) in context and illustrates its position within the surrounding neighbourhood. The site is surrounded by a variety of housing types including large detached properties, bungalows and semi-detached homes in an established residential area.



### 2.3 Access audit

The existing access to the site off Cliff Lane will be maintained and the proposal would have a shared access drive with the adjacent 'Connor House'.

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## 3.0 Area + Heritage Context Evaluation

### 3.1 *Identification of opportunities*

There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by a sympathetic and well designed dwelling which will be a positive addition to the immediate neighbourhood. The proposal occupies an infill plot fronting onto Cliff Lane which currently forms part of the access to No.4B. The access to this property is a very wide and untended strip of land approximately 17.3 metres in width. This land is currently gravelled over and serves no particular use other than disused overspill parking for No.4B. Nor can it function as a grand and generous frontage/driveway to No.4B as is the case with No.4A and the large detached property at No.6. Both these properties have impressive building frontages that face directly onto the road whilst No.4B is set some way back from the road and is placed at an angle that bears no relationship to the frontage with Cliff Lane.

We feel this area as it currently stands the site therefore constitutes an incongruous and unattractive strip of land that bears little or no relationship with the property to which it is allocated. It also represents a poor and inefficient use of land in an established residential area. We therefore feel that a sympathetic development that complies with planning policy would be wholly appropriate and enhance not only the site in question, but the visual amenity of the immediate area. It would also provide much needed bungalow type accommodation suitable for an elderly couple or those with limited mobility in the Barnsley area, the demand for which is forecast to grow in the future due to an ageing population.

### 3.2 *Identification of constraints*

It is clear that the proposal site is small in size and therefore faces physical constraints. These are evident in the fact that there was a historic refusal for a similar proposal on the site, however equally the more recent approval demonstrates that an appropriate design can overcome these constraints to deliver a successful and policy-compliant scheme.

### 3.3 *Heritage + Brierley Conservation Area*

The application site falls within the Brierley Conservation Area, which covers a significant amount of the village from the north-west to the south-east through the settlement's historic core. The site itself sits on the edge of the north-western section of the CA and is therefore positioned away from any of the listed buildings and from much of the older and more valued parts of the CA itself.

Indeed, the majority of buildings in the area surrounding the proposal site are of modern construction and design, with typically the only reference paid to the CA being the frequent use of stone and other related materials and design features.

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In light of this the proposed dwelling will be constructed of similar high quality materials to give due regard to the significance of the CA, and it is considered that the design quality of the proposals will help to raise that of the area as a whole.

Further to this, the intent of the application to develop a currently highly unattractive area of hardstanding driveway (that clearly detracts from the setting of the Conservation Area) will result in an improvement and enhancement to the significance of the overall heritage asset.

#### **4.0 Design of the Scheme**

##### **4.1 Scale**

The proposal is for a bungalow with a pitched roof. This is entirely in keeping with the character of the area, indeed the adjacent properties at No.2 and No.4B Cliffe Lane are bungalows.

##### **4.2 Landscaping**

The property has a front garden approximately 10 metres long by 7.5 metres wide. Additional garden space is provided to the side and rear of the property and there is level paved access encircling the bungalow for ease of maintenance and access from the parking and garden.

##### **4.3 Appearance**

The proposed property has been traditionally styled and designed to match the styles of the surrounding properties. Materials used are predominantly buff stone with stone details used on the elevations to match the surrounding properties.

##### **4.4 Access**

The development will comply fully with all requirements of Approved Document 'M'. It should also be noted that the property is a bungalow and therefore offers level access throughout. Level paved access encircles the property for ease of maintenance and access. Vehicular access to the property will be via a shared access drive with No.4B.

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## 5.0 Concluding Statement

5.1 This design, access and heritage statement has been written in support of a planning application for a proposed 2 bedroom bungalow at Cliff Lane, Brierley. The statement clearly demonstrates that:

- The context of the site has been considered and documented.
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

5.2 The scheme has been designed to respond to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- *Provision of high quality accommodation suitable for the elderly and people with limited mobility*
- *Visual amenity and improvement to the street scene*
- *High quality materials (stone)*
- *More efficient use of land in a residential area*
- *In keeping with the character of the area*

5.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.