

DESIGN AND ACCESS STATEMENT IN RESPECT OF
OF A RESERVED MATTERS APPLICATION (following outline planning approval ref: 2018/0789)
FOR RESIDENTIAL DEVELOPMENT OF A DETACHED DWELLING WITH DETACHED GARAGE,
ON A SITE OFF 'THE WALK', BIRDWELL, BARNSLEY S70 5UA,
for MR R BARTNIK

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location of the site is within a well established residential area of Birdwell.

Traditional terraced houses exist in the immediate vicinity and these are generally two storey in scale. More recent development has taken place to the north of the application site including very recently, the completion of 6 detached dwellings which share the same access road from 'The Walk' as the application site.

Site

The site has no special designation, is not in the green belt and contains no listed buildings. There are no listed buildings adjacent the site that would be affected by this proposal.

The site originally had outbuildings on it that were associated with the adjacent terraced dwellings, but the land is now what could be described as a clear irregular shaped plot.

The site and adjacent land were formerly occupied by domestic garage plots, but these in the main have now been removed and the larger portion of the site to the north has been developed with 6 detached houses.

This larger area of land (the former garage plots), is surrounded on all sides by established residential development extending along 'The Walk' and Sheffield Road. The rear gardens of the existing housing share a boundary with the subject site.

There are no trees or landscape features directly on the site and access is gained via the roadway from 'The Walk' over which the applicant has both a vehicular and pedestrian right of way.

Social

Due to the very modest scale of the proposed development, there will be no significant social consequences arising from it.

Economic

There will be some relatively modest economic benefits as a result of the development.

These will be in relation to local builders, builders merchants and suppliers, and in the longer term by general business outlets in the immediate vicinity.

Planning Policies

The site is located in a 'housing policy' area and development of new housing has been permitted in the past and more recently, borne out by the development of the adjacent site immediately to the north which is currently under construction. The principle of residential development of the site is considered acceptable in policy terms. This is borne out by the recent grant of outline planning approval under reference 2018/0789.

Peter Dimberline Limited

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the modest scale of this proposal, there has been no involvement with community members.

EVALUATION

It is considered that the proposal is an appropriate use of an existing redundant site and will offer the opportunity to provide a dwelling, that in a small way will add to the local housing stock, potentially introducing a modest family home into the area.

The site is within walking distance of the various amenities available in Birdwell and also has direct access to the local transport services connecting Birdwell with Barnsley town centre as well as the other urban centres in relatively close proximity.

DESIGN

Use

The proposal is to create a single detached dwelling with a detached garage.

Amount

The dwelling will have three bedrooms, two of which will be within the 'roof void' space. The ground floor will have an open plan kitchen/dining/living area and a bedroom and bathroom accessed off the hallway.

The dwelling will comply with standards set out in the **South Yorkshire Residential Design Guide**.

Layout

The plot layout has been designed to ensure separation distances between the new dwelling and adjacent property is acceptable and consideration has been given to the position of windows etc. The dwelling will have an appropriate area of private amenity space and will also have the facility to park a car either on the drive or in the garage. The access road created as part of the adjacent development has a suitable turning facility to accommodate emergency and refuse vehicles.

Scale

The dwelling will be 1.5 storey in height (as dictated by the outline approval) with upper floor accommodation contained within the roof void.

Landscaping

There will be an opportunity to create new landscaping within the garden curtilage, including carefully selected tree and shrub planting, all as part of the development.

Appearance

The external built form will be of good quality materials. Walls will be built in either natural or reconstituted stone lain in random coursing. The roof will be plain flat concrete tiles and windows and doors will be in coloured pvcu.

Access

The main vehicular and pedestrian access will be via the new access road that has been constructed to serve the adjacent residential development. The applicant has an agreement granting full vehicular and pedestrian right of way over this roadway. The parking area serving the dwelling will be surfaced and sealed, with no excessive gradients.

Access into the dwelling will be designed to be compliant with the DDA regulations.