Design and Access Statement.

Erection of dwelling, 139, High Street, Great Houghton

HISTORY

Outline consent was grated in 2004 (B/04/1739/HR) for a dwelling on this site, with all matters reserved. The drawing showed a building in a similar position to that now applied for, and the application forms and drawings referred to a house.

CONTEXT

Physical context

The Surrounding Area:

The site lies close to the edge of the village of Great Houghton, with terraced houses on Lister Row to the south west, two bungalows to the east fronting onto High Street, and Fieldsend House to the north west.

The site forms part of a larger area used for a plant hire and excavation business, which includes a large surfaced yard which is shared with the house and bungalows, and takes access onto High Street between the two bungalows.

Fieldsend House is constructed in natural stone, the two bungalows are in red brick, and all three have red tiled roofs. The terraces houses are rendered with slate roofs.

The speed limit adjacent to the site is 30mph.

The 219 bus service from Doncaster to Barnsley, running two an hour from a bus stop at Crabtree Drive, and the 68a Great Houghton to Barnsley service runs hourly from a bus stop at Lister Row.

Great Houghton has no defined service centre but there are a number of facilities along the B6411 through the village including several pubs, a post office, a newsagent, a clinic and a primary school.

The Site:

The site includes a workshop building 11.m x 7m and approximately 3m to the eaves, constructed in breeze block with asbestos roof, a portacabin used as an office, and part of the yard.

Economic context

The applicant currently runs his plant hire and excavation businesses from this site, and has an HGV licence for the site. He wishes to expand his business, but this is constrained by the size of site and proximity to dwellings. He proposes to relocate to a business park if this application and a further one for an adjoining site are successful.

Planning policies

The following policies have been taken into account in the submission of this application.

National policies

Planning Policy Guidance Note 3. This states as the Governments Objectives that Local planning authorities should:

provide sufficient housing land but give priority to re-using previously-developed land within urban areas in preference to the development of greenfield sites

Places, Streets and Movement, A companion guide to Design Bulletin 32 – this sets out sight line requirements for junctions and access points. For an access onto a main road, with a 30 mph speed limit, the requirement is 2.0 x 90m for small groups of up to half a dozen dwellings .

Regional Policies

These are set out in the Regional Spatial Strategy for Yorkshire and Humberside.

Policy YH7, location of development
1. First priority should be given to the re-use of previously developed land and buildings and the more effective use of existing developed areas within the relevant city or town

Policy H1 Provision and distribution of housing.

A The region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes
B Plans, strategies, programmes and investment decisions should ensure the delivery of the average annual net additions to the dwelling stock set out in Table 12.1 in locations that accord with the Core Approach and Sub Area policies. This requires 810 net additional dwellings annually in Barnsley district in the period 2004 – 2026.

Though on a very minor scale the proposed development meets both national and regional policy guidance in that it would contribute to housing needs, on previously developed land, so reducing pressure on greenfield sites.

Local policies

The site lies within the village envelope as defined by the UDP, and within a Housing Policy Area.

The following policies were considered to be relevant when producing the design for this development: Policy H8, H8A, H8D, DA2, BE6, T2A, and T22

Supplementary Planning Guidance Note 3 – Infill Residential Development - The development has been designed to meet the general criteria a-h as set out on page 3 of the guidance note.

INVOLVEMENT OF COMMUNITY MEMBERS

Adjoining residents and Great Houghton Parish Council were consulted on the original planning application, and no objections were raised. This is a similar proposal and it is not considered necessary to carry out further consultations at this stage.

DESIGN OF THE SCHEME

Use
Is this justified in terms of:

Site and surroundings – the site is located within a Housing Policy Area and has dwellings on three sides.

Land use – the proposal would remove a long established noisy and disruptive use in a predominantly residential area. It will also lead to a reduction in noise, disturbance and loss of privacy by reducing the amount of activity and vehicular movements close to 135 and 137 High Street.

Amount
is there justification for how much development is proposed -
The density is the equivalent of 31 dwellings per hectare, only marginally under the normal Council requirement.

Layout

The layout is designed to achieve the separation distances required to protect the residential amenities of both existing and proposed residents as set out in Supplementary Planning Guidance Note 3. Thus distances of 21m are achieved between front windows and 137 High Street, and rear windows and properties on Lister Row. In addition the windows are set at an angle to surrounding properties, thus obscuring views into their windows. The nearest parts of the proposed dwelling are in excess of 12m from windows in both Fieldsend House and 135 High Street.

While the site is of an irregular shape the dwelling will have in excess of $100m^2$ private amenity space, meeting the requirements of section 9 of Supplementary Planning Guidance Note 2.

Gradients and topography – this is a level site.

Scale

The size of the building in relation to its surroundings – The site is adjoined by housing on two sides and bungalows on the third, so the dormer bungalow design should provide an acceptable transition. Although the height of the new building will be approximately 0.7m higher to the ridge than the workshop building, it will be 6m from the boundary at its nearest point. The impact of the dwelling on Nos 6 – 9 Lister Row will therefore be far less than that of the existing workshop building located on the boundary. The detached garage, 4m to the ridge, and 2m from the boundary will similarly improve the outlook from 5 Lister Row .

Landscaping

There are no trees within the site.

Appearance

With respect to the architecture /style, design / detail - a simple design and fenestration has been chosen so that the dwelling fits comfortably into the village scene.

Materials / colours/ textures – the building will be constructed in natural stone to the front, matching Fieldsend House, with red brick on the other walls which will relate to the materials of the two bungalows and garage to Fieldsend House. The roof will be in red tiles to match Fieldsend House and the bungalows.

The removal of the portacabin, which is visible from the main road, will improve the appearance of this part of the village.

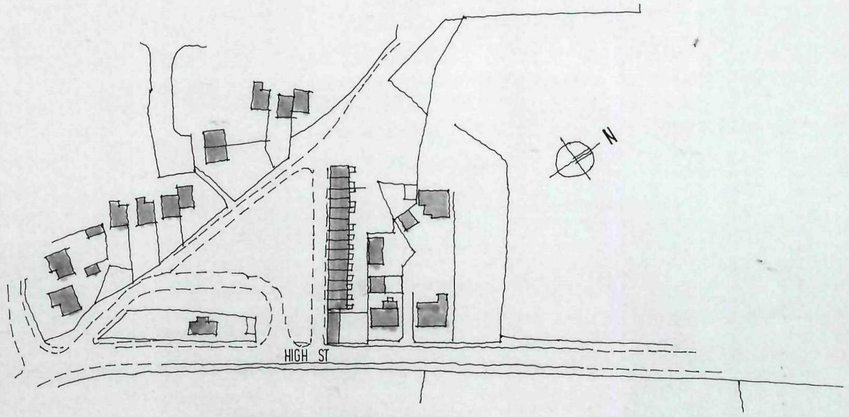
Access

Sight line requirements for an access onto a main road, with a 30 mph speed limit, is 2.0 x 90m. From the existing access visibility well in excess of this can be achieved in a north easterly direction, but only 60m in a south westerly direction. However, there should be an overall improvement to highway safety as the access would no longer be used by the commercial garage.

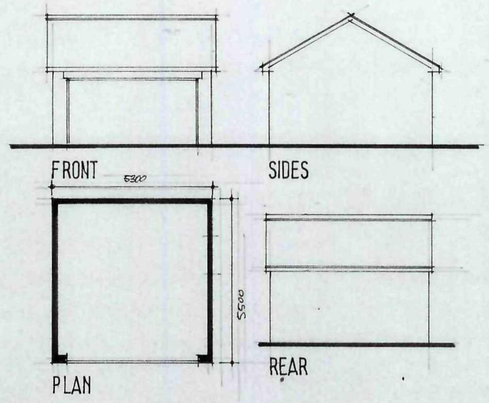
Garaging for two cars will be provided.

Fire and refuse vehicles will have unimpeded access to the property.

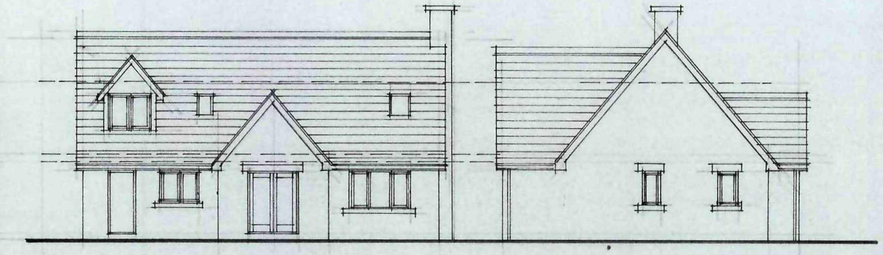
This is a relatively level site. It will therefore be easy to provide a safe and level means of access into the site for both vehicles and pedestrians. The dwelling will be built to levels that avoids the need for steps at any entrance into the building.

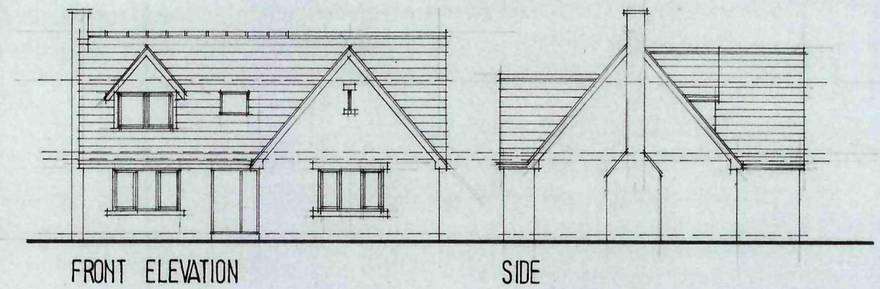


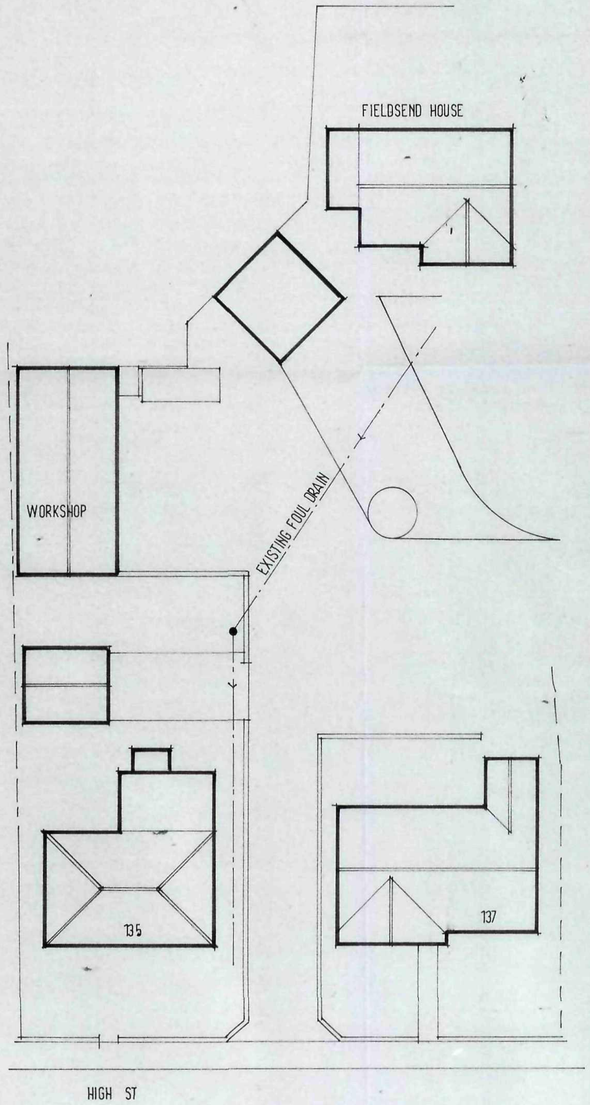
LOCATION PLAN 1:1250



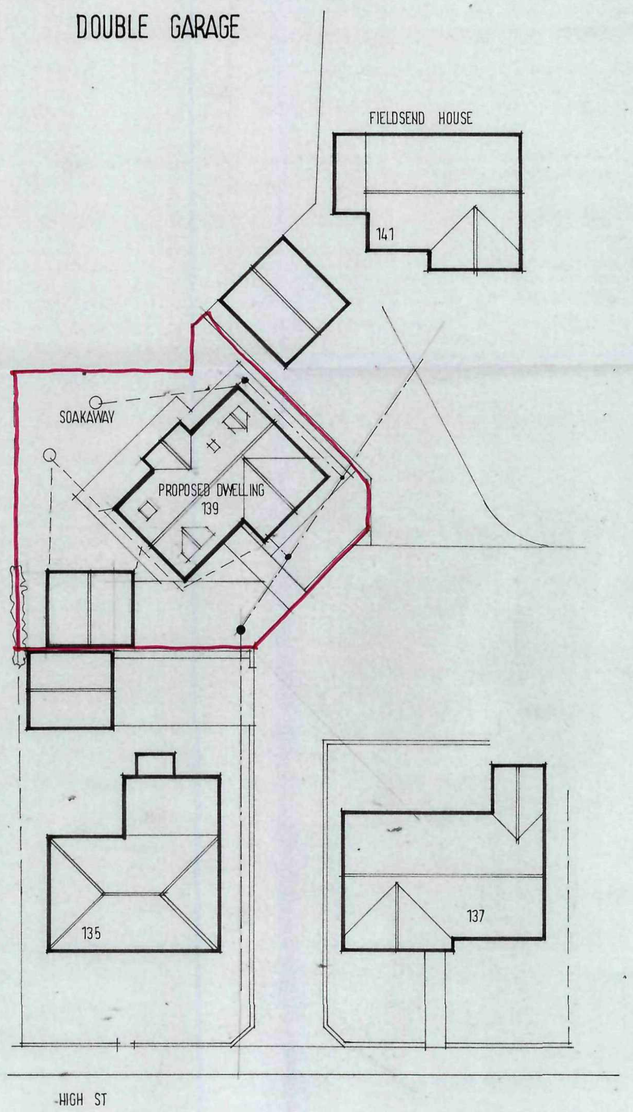
DOUBLE GARAGE



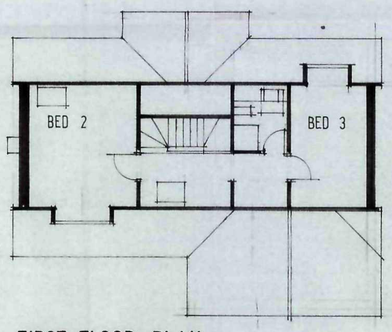




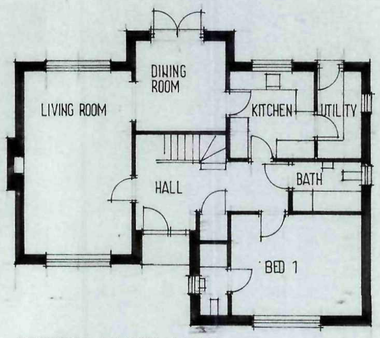
EXISTING SITE PLAN



PROPOSED SITE PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Ref.	Revision	Date

Client

MR & MRS BAILEY

Project

PROPOSED DWELLING
139 HIGH ST
GT HOUGHTON

Title

DETAILED PROPOSALS

Scale: 1:100 1:200 Drawn: SL

Date: NOV 09 Drawing No: Q /15/1

RECEIVED
16 FEB 2010
CORPORATE MAIL ROOM

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