

design and access statement

Wednesday, 21 March 2018

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Application submission made on behalf of:-

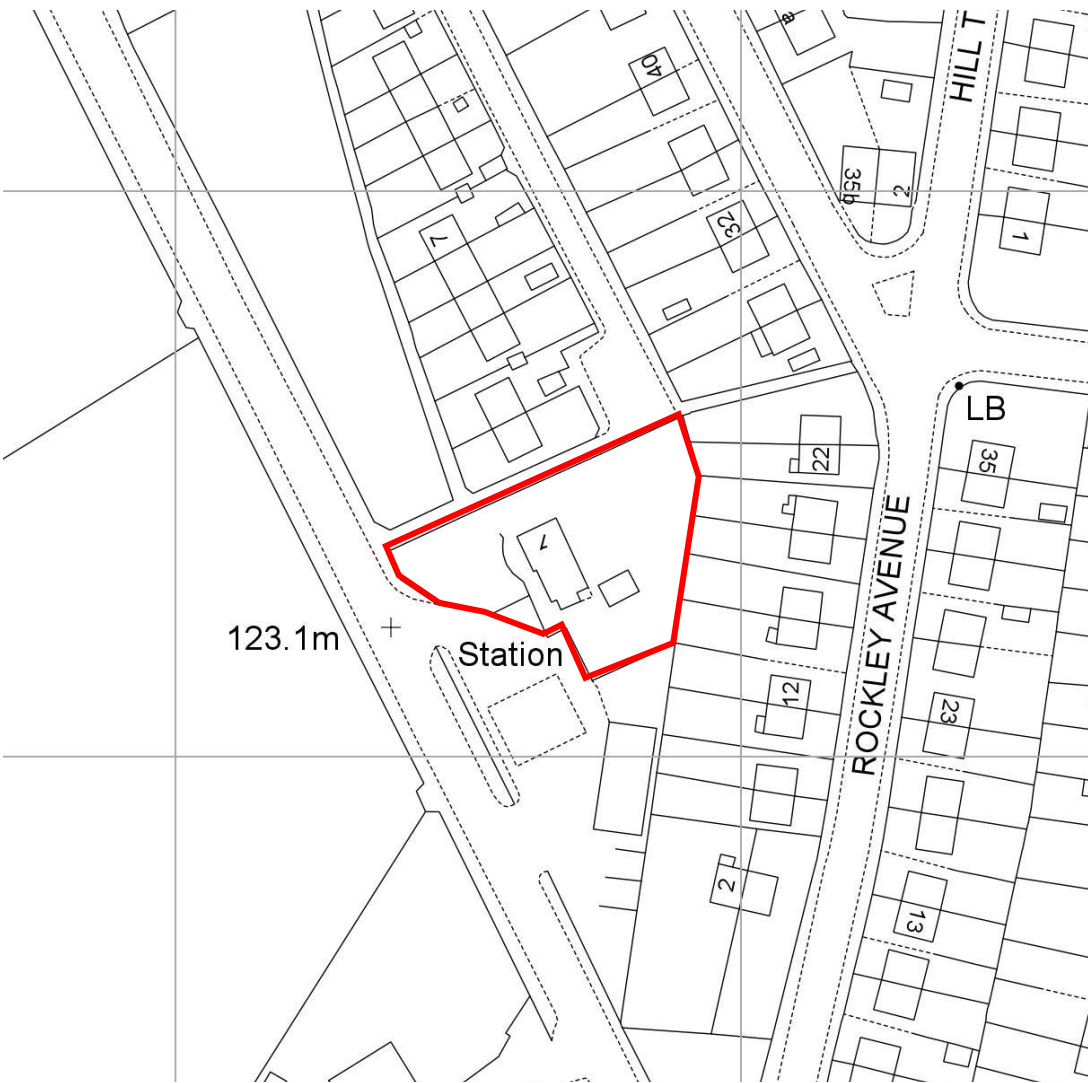
Mr Ged Goodyear

No 1A Sheffield Road

Birdwell

Barnsley

South Yorkshire



Location

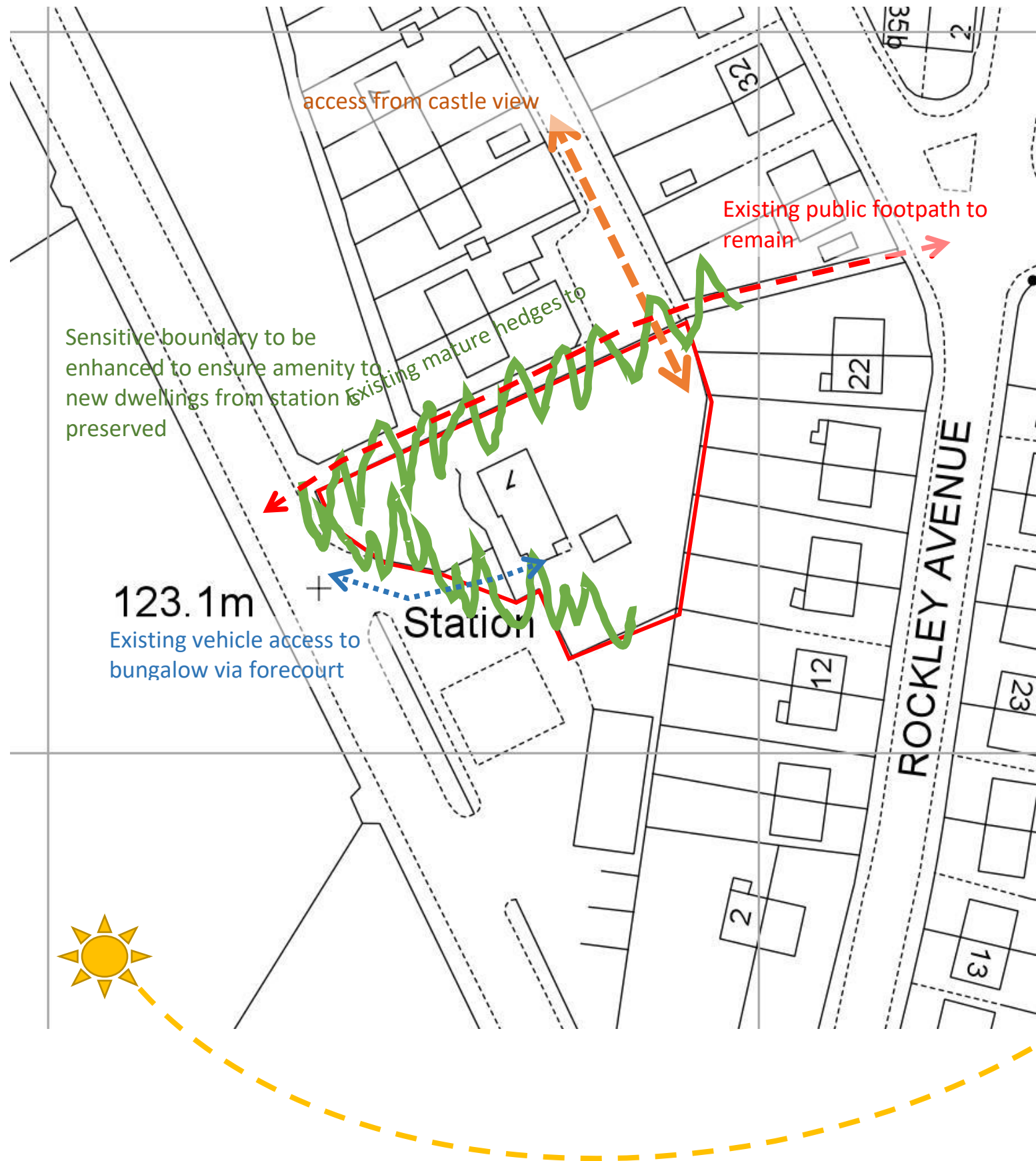
The site, which is circa 0.134 Hectares/0.33 acres, lies north of the existing petrol filling station off Sheffield Road, Birdwell, South Yorkshire.

The existing site is occupied by a large detached dormer bungalow having its access directly from the forecourt of the petrol station leading to a private drive and garage.

The site lies south of an existing public footpath linking Sheffield Road with Castle View and Rockley Avenue.



Location



Site Analysis – Key Areas

Access

Access to the existing site is afforded across the existing petrol filling station to a private drive and garage. This access point also provides the main pedestrian access to the site.

Castle View offers alternative access to the site to the north-eastern corner of the site.

Adjacent Neighbours / Boundaries

The site is directly north of the existing petrol station with the northern boundary formed via the existing public footpath which is between the bungalow and the 2 storey houses to Castle View.

The eastern boundary is shared with the rear gardens to the houses off Rockley Avenue.

Tree and vegetation.

Mature, well maintained hedges form the boundaries to northern and western sides with strong concrete post and timber panel fencing to all rear garden boundaries.

A number of mature individual trees are located to the north western and eastern sides.

All remaining gardens are predominantly grassed with a mix of small garden plants and vegetation.

Topography

Generally flat with a small level drop between dwelling and rear garden.

Existing Services and Drainage.

No detailed surveys or studies have been carried out to establish the location of existing services and drain capacities. However, it can be assumed that these are present to serve the existing dwellings.



Site photos







current scheme proposals

RESIDENTIAL OPTION 1

Design Narrative

Based on the following key elements: -

- 4 dwellings with a mix of 3 bed and 4 bed houses arranged in a terraced lock of 3 and a detached 4 bed house.
- Access from Castle View with closure of existing dwelling access across forecourt.
- Enhanced new turning head to provide suitable turning facilities for refuse vehicle at head of existing cul-de-sac but within clients site.
- Maintain and enhance boundary treatments next to footpath and petrol filling station to protect and screen rear gardens and ensure amenity is not compromised from vehicular movements and activities from petrol station.
- Positioning of new properties to maximize distance from petrol station building/boundary including existing properties on Castle View and Rockley Avenue.
- Min 2 parking spaces per dwelling.
- Reduction in proposed density based on refusal reasons from previous planning submission and appeal.
- Provision of new 2m footpath across end of Castle View to form ramped entrance to new development. This will also demark where a shared pedestrian priority access court commences within new scheme and ensure linkage to existing footpaths.
- Widening of existing footpath to Sheffield Road frontage to 2m to flow into existing garage forecourt.



Typical house type designs

2018/ENQ/00057 Plannign Consultation

Matthew Joy<matthewjoy@barnsley.gov.uk>

To Robert Tollyfield
Robert

The proposal site lies in a UDP Housing Policy Area.

Saved UDP Policy H8 states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.

Therefore, Residential Option 1 would be acceptable in principle.

Regards
Matt
Matthew Joy BA(Hons) MPlan
Planning Officer
Planning Policy
Economic Regeneration Service
Place Directorate
Barnsley Metropolitan Borough Council
PO Box 604, Barnsley, S70 9FE
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2018/ENQ/00057 Plannign Consultation

James Gardham<jamesgardham@barnsley.gov.uk>

To Robert Tollyfield
Hi Rob

I have considered this proposal and would like to confirm that if an application is submitted I would like to see a noise impact assessment included with this. This will detail what measures are to be in place to prevent noise disturbance being caused to the new houses by the existing petrol station. If the scheme with a retail unit is opted for, I would also expect to see information detailing how noise from this will be managed to prevent disturbance to existing residents.

Please let me know if you require further information or would like to discuss matters further.

Best regards
James

James Gardham
Environmental Health Officer (Pollution Control)
Regulatory Services
Culture, Housing & Regulation
Place Directorate
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

PLACE
Environmental & Transport Services



To: Head of Planning.
For the attention of Robert Tollyfield

My Ref: HDC/SEP/2018/enq/00057 **Your Ref:** 2018/ENQ/00057

Date: 28th February 2018

Subject: **RESIDENTIAL DEVELOPMENT OR RESIDENTIAL DEVELOPMENT AND
RETAIL UNITS.
1A SHEFFIELD ROAD, BIRDWELL, BARNSLEY, S70 5XB.**

Reference is made to the above pre-application enquiry.

A previous application for 5 dwellings was refused planning permission and subsequently, dismissed at appeal.
This enquiry is for a residential development of 4 no. dwellings or, residential development of 2 no. dwellings and a retail unit.

Residential development of 4 no. dwellings.

There would be no objections “in principle” at this stage. This would be subject to all visibility, access, turning/manoeuvring facilities and parking provision meeting the standards in the South Yorkshire Residential Development Guide, Lifetime Homes and SPD2-Parking documents. It would also be conditional upon the provision of a 2m wide footway across the frontage on Castle View, the widening of the rear footway on Sheffield Road, together with any necessary lining, signing and lighting amendments.

Residential development of 2 dwellings and retail unit.

The residential development of 2 no. dwellings and a 93m2 (1000 square feet) retail unit is viewed unfavourably at this stage. The proposed off street parking provision for the retail unit does not meet the standards in the SPD2-Parking. A unit of this size requires 23 spaces but only 13 are provided. A means of differentiating traffic to the garage and the proposed retail unit would be required. As above, a 2m wide footway across the frontage on Castle View, the widening of the footway on Sheffield Road and any necessary lining, signing and lighting amendments would also be required.

For and on behalf of
Group Manager - Highways & Engineering.

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07/03/18



Operational Services
Assistant Director: P. Castle
PO Box 601, Barnsley, S70 9FA

F.a.o Robert Tollyfield
Development Control,
Planning and Transportation

WA/ 2018/ENQ/00057

15th February, 2018

Residential development or residential development and retail units.
1A Sheffield Road Birdwell Barnsley S70 5XB

Robert,

I refer to your memo 15th February, 2018 and would inform you have now examined the proposals submitted by the Mr. Ged Goodyear, with respect to temporary and permanent drainage of this site.

I would confirm that in my opinion the details provided are sufficient and that I have no further observations to make with respect to land drainage.

Regards

Wayne Atkins
Principal Engineer – Drainage

pre-application responses





Aerial view from Castle View



View from Castle View entrance towards existing public footpath



View from Castle View entrance



Aerial view from Sheffield Road