PROPOSED TOWN & COUNTRY PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

AT
LAND AT PARK VIEW
BRIERLEY
BARNSLEY

For

Ms S. DUNLAVEY

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

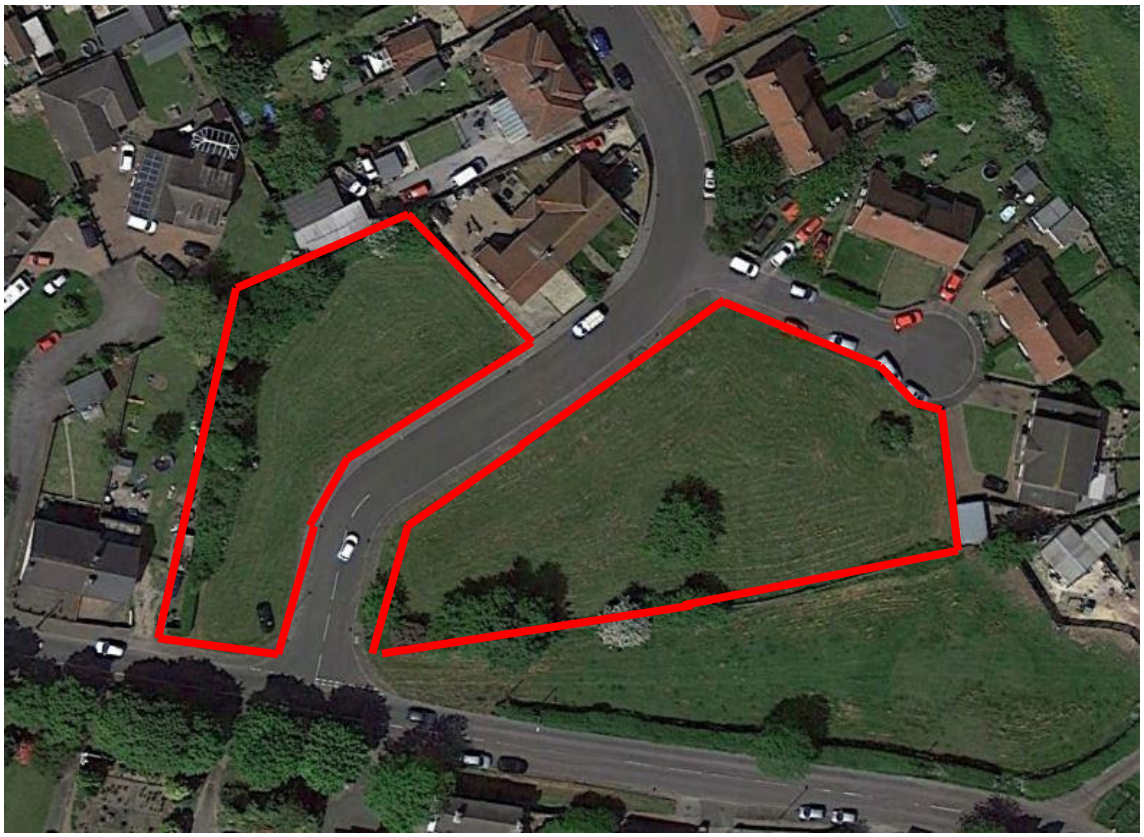
The application is for development comprising the construction of 14No dwelling houses comprising.

The site comprises two areas astride Park View which is an adopted roadway serving a long established residential area.

The site was acquired by the applicant from Barnsley MBC at auction in December 2013

2 THE SITE

The site is situated at Park View which lies on the eastern outskirts of Breirley.



These two areas of unused pieces of land covered in maintained grass are located at the entrance to a Council housing estate in Brierley. Part of the land has the benefit of planning permission gained in 2013 for the development of two bungalows.

The land is grass covered and is currently vacant, however Barnsley MBC have carried out regular grass cutting to the main areas.

Brierley does not appear to be deficient in green space. The view below shows the area local to the site surrounded by fields and pockets of green spaces between and around dwellings.



There is no anecdotal evidence from the residents, local to the site, to show that the land is used for ‘informal recreation’ or any purpose other than by irresponsible dog owners allowing their pets to foul the grassed areas. This makes the site unsuitable for use by small children.

There is a park and play area within easy walking distance of the site shown below.



There is a large open area of land immediately adjacent the site to the east that provides a green buffer between the main road and the proposed development

It has been suggested that a reduced area of greenspace may be retained and upgraded. It is unclear what form any upgrading would take.
However in view of the under-use of the existing open space there does not appear to be any appetite from residents for such a facility.

It should also be noted that the overwhelming majority of properties in the area have access to good sized private garden areas.

Any retained green space, natural area, community garden etc all will require some element of maintenance. The responsibility for the upkeep of these features cannot be expected from the residents. Neither should it be a perpetual expense to be met by the developer.

In addition to this, small areas could become attractive to persons whos intention to behave in an antisocial way and cause disturbance to the adjoining residents.

There are sufficient facilities near at hand to facilitate informal recreation should this be needed.

The scheme has been planned with open frontages to maintain openness to the street scene.

In view of the above it is not considered appropriate to reduce the number of proposed properties to provide any greenspace on the development.

The surrounding areas are predominantly residential and the site is shown within a Housing Policy Area on the UDP

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site lies within a residential area with little overall definitive character other than traditional, semi detached properties aligned in ribbon fashion either site of adopted highways.

The properties along Park View are generally constructed in red brick under clay tile roofs. However a pair of semi detached houses at the head of the cul-de- sac have gray interlocking tiled roofs.



TYPICAL EXAMPLE OF EXISTING HOUSES

There are no residential properties that will be significantly adversely affected by the proposals.

The proposed traditionally constructed dwellings are in keeping with the general style of properties on new developments throughout the Borough.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The size of properties and accommodation proposed for the dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the development was governed by the location of the proposed access points, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

Gradients have been determined in relation to existing site topography and with regard to providing suitable access and movement around the site for disabled persons.

4 SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

Due to the modest scale of the development there will be no significant impact upon local services.

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

The site is close to frequent public transport links into the Town Centre

The site is within walking distance of shops and local amenities.

The general amenity of the area will be improved by the loss of the potentially noisy and disruptive activities within the Public House and associated car parking.

5 ACCESS

Access to the new properties will be directly from the existing highway.
This will require the installation of new dropped kerbs at each entrance

The parking standards comply with the South Yorkshire Design Guide. The majority of parking provision for the whole development has been located away from the main road frontage.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 TREES

The location of existing bushes and trees are shown on the survey.
Trees and bushes to be removed are shown on the submitted drawings.
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The self set bushes and small trees (shown above) in the south eastern part of the site are of no great amenity value and will be replaced with suitable species around the site as part of a comprehensive landscaping scheme.

The overgrown areas of bushes etc along the western site boundary shown below, are to be cleared back to the site boundary. A new screen fence is to be erected along the site boundary, subject to the agreement of the adjoining land owners.



7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

Dwellings of the type proposed are fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundings.