DESIGN & ACCESS STATEMENT

MR R WROE

PROPOSED CHANGE OF USE

133 POGMOOR ROAD
POGMOOR,
BARNSLEY,
S70 6PU.

MAY 2011

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1. INTRODUCTION

1.1 This statement has been prepared on behalf of the applicant. It relates to an existing small two storey storage building located within a residential garden at 133 Pogmoor Road, Pogmoor, Barnsley.

1.2 This design access statement is in support of the other application documents comprising of the following;

- The planning application forms duly completed and signed.
- The appropriate Certificate of ownership and Agricultural Holdings Certificate duly completed and signed.
- Copies of the application drawings as follows;
- Copies of the site location plan showing the application site in red at 1:500 scale.
- Copies of drawing RW/PRB/01 showing the existing ground floor, first floor and roof plan at 1:50 scale, existing elevations at 1:100 scale and existing site layout at 1:200 scale.
- Copies of drawing RW/PRB/02 showing the proposed ground floor, first floor and roof plan at 1:50 scale, proposed elevations at 1:100 scale and proposed site layout at 1:200 scale.
- The appropriate application fee of £150

2. THE SITE AND SURROUNDING AREA

2.1 The application relates to an existing storage building located within the garden of a dwelling house within a residential area. The overall site is rectangular in shape and is approximately 401 sq.m. / 0.040 hectares in size. The applicant currently lives at the application site.

2.2 It has been assumed that the store must have been subject to previous planning applications regarding change of use from a garage to printing workshop. However the applicant has no documentation relating to previous applications. Mr & Mrs Wroe did notify Barnsley MBC council tax department that the printing workshop is no longer in use and proposed the existing building is to be used as a store.

2.3 The existing store is a detached brick building surrounded by a mature garden and hard landscaped areas.

2.4 In terms of immediate site context the storage building is at the north end of the site with the north elevation situated on the site boundary. Beyond the site boundary is Garden Court a vehicular and pedestrian access serving 1-17 Pogmoor Road. The office is situated in close proximity to 133 Pogmoor Road as indicated on the site layout but is at a reasonable distance from other neighbouring properties.

3. DESIGN OF DEVELOPMENT

3.1 The proposal is to change the use of the existing building from storage to a residential dwelling.

3.2 It is proposed to refurbish and insulate the internal accommodation and carry out minor external alterations associated with the application.

3.3 The existing vehicular access is directly off Pogmoor Road on to an off road hard landscaped parking bay with existing pedestrian access down the side of 133 to the proposed dwelling. This access is to be retained as existing.

3.4 It is considered that the level of activity resulting from the proposed change of use will not adversely impact on the character of the area or be harmful to the living conditions of nearby neighbours.

3.5 Furthermore the proposed change of use will not overlook the existing properties any more than existing.

3.6 All existing boundary fences and walls are to be retained.

3.7 The change of use aims to create a dwelling that fits appropriately with the residential appearance of the area with materials that match the existing properties as much as possible.

3.8 The external alterations include the addition of windows and roof windows to the first floor. Existing rear access door is to be blocked. Alterations to existing window openings at ground floor level, all indicated on the enclosed drawings. New facing brickwork is to match existing and new windows and doors are to be in keeping with the style and character of the area.

3.9 The area of glazing at ground floor level has been significantly reduced, therefore even with the inclusion of new windows at first floor level the overall area of window openings has been reduced by 2.5m².

4. ACCESS STATEMENT

4.1 The design of the development has been undertaken to comply with the appropriate guidance contained within Approved Document M 2004 Access to and use of Buildings. The access statement has been prepared to indicate in what respects the ADM was considered appropriate.

4.2 People will generally travel to the site by car (including taxis) public transport (bus), bicycle or by foot.

4.3 The access from the main road to the dwelling will be as existing. Some re-grading of the existing external works to the dwelling may be required to enable access for those with limited mobility. Any re-grading is to be laid at a minimum gradient of 1:20 and to be as sympathetic to disabled traffic as possible given the existing level constraints.

4.4 The existing entrance door to the dwelling is 910mm (structural opening) wide and will therefore provide a minimum effective clear opening width of 775mm in accordance with ADM Table 2.

4.5 New switches, sockets, outlets and controls are to be provided in accordance with ADM Section 4.3.