Planning Statement (including Design and Access) to accompany a Full Planning Application for the residential Development of 2 Linked Detached Dwellings at 12 Jermyn Croft, Dodworth S75 3LR.

The Proposal

The site is that of a house and garages in poor condition.
The site benefits from excellent views along its eastern boundary and is adjoined by dwellings either side.

The proposal seeks to demolish the house and garages. The site will be developed with a new single vehicular access to serve two linked detached dwellings the layout of which will meet all statutory separation distances.

Policy

The site falls within the existing residential policy area of Barnsley as defined by the adopted UDP, and therefore in principle the redevelopment of this brownfield site accords with the Council's policy subject to satisfactory detailing of the scheme to ensure compliance with the criteria established by adopted UDP policies PH11 and PH13.

PPG3 'Housing' seeks the efficient use of previously developed land to meet residential development needs, and applies a sequential test in the identification of suitable sites. This proposal clearly meets the criteria as a sustainable location close to local services and transport links.

Pre-application discussion

In accordance with recommended good practice, pre-application discussions have taken place with the Council's officers, Laura Bibby (Planning) and Bob Knell (Highways) which established that the principle of residential development on the site was not in conflict with adopted UDP policies.

Three outline schemes were submitted to Laura Bibby who confirmed a preference for the linked detached design.

Character and Appearance

The site lies within an established residential area, which includes a variety of dwelling styles and sizes. The wide range of property and uses in the area do not provide it with a unifying character and appearance and it is the very variety for buildings in the area that provides its visual interest.

Design Parameters

The development has been designed two detached dwellings with linked garages . The spacing and distancing of the new development from existing properties, together with window arrangements, respects the privacy of existing and future residents.

Density

PPG3 seeks to ensure the efficient use of land. The proposal assists Barnsley to achieve its requirement of 70% of new housing on brownfield sites as required by Regional Planning Guidance.

Sustainability

PPG3 'Housing' and PPG13 'Transport', which both post date the adoption of the UDP, encourage sustainable development, the efficient use of land and reduced reliance on the use of private cars. The application fulfills these objectives. It is close to local services including shops, schools, health services and employment, and lies within the established residential area of Dodworth. There is a frequent bus service both to the town centre and other local service centres there are a significant number of shops and services within walking distance.

Access, Highways and Traffic Assessment

The site was previously used as a house and garages and it is not anticipated that one additional dwelling will increase congestion to the access road

The site benefits from excellent public transport links with bus stops a short distance from the site. The proposal provides for a minimum of two off road parking spaces per unit.

Pedestrian access would be shared with the vehicular access

Access and Design

1 *Use and amount:*- The site would be used 2 detached dwellings within an established residential area it satisfies adopted policies and national guidance for the reasons given above. The residential use and amount of development proposed would not be harmful to adjoining residential uses. The density is appropriate for the setting and site.
2 *Layout:*- The site provides for the dwellings set within a hard landscaped frontage with off street parking and private amenity space behind the building.

3 *Scale:-* The surrounding area contains an eclectic mix of property built over a number of years that encompass a wide variety of style and materials. This range of property results in no overarching architectural style or rhythm. As a result the site would suit a range of design approaches however it is considered, for the reasons given above, that the particular design proposed makes efficient use of the land, it would sit comfortably within its surrounding and provide a pleasant place for people to live.

4 *Landscape:-* All other existing landscape features will be maintained and protected throughout the period of construction

5 *Appearance:-* For the reasons given above would the development would be attractive and relate well to its surroundings.

6 *Access:-* The proposal provide for safe and easy pedestrian and vehicular access to and from the site, which is well located for local services and has extremely good public transport links. The dwelling would be designed to provide disabled access in accordance with current building regulations.

Conclusion

The site comprises previously developed land, and subject to compliance with detailed design and appearance parameters its development for new dwellings meets the Government's requirements to secure the efficient re-use of brownfield land.

It is considered that the proposal is designed to a high standard, which will enhance the existing appearance of the area, whilst having no adverse effects on the residential amenity of neighbours, and which for the reasons given above complies with the Development Plan policies identified above.