For and on behalf of
Mr J. Harte

PLANNING, DESIGN AND ACCESS STATEMENT

94 Wood Walk Wombwell Barnsley S73 0NF

Prepared by
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1.0 Introduction

1.1 This Planning, Design and Access statement has been prepared by AA2L Ltd on behalf of Mr J. Harte in support of the Reserved Matters planning application for residential development on land at 94 Wood Walk, Wombwell, Barnsley.

1.2 The statement has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access statements which came into force on the 10th August 2006.

1.3 The proposed development is for the creation of a new access to serve an existing bungalow which will be retained and the erection of a five two storey dwellings located within the bungalow's garden

1.4 Prior to the submission of this planning application pre-application discussion was undertaken with Alix Cotton and Mathew Smith to discuss the proposal and the submitted supporting documents are intended to address any matters raised through this discussion.

1.5 This statement has been subdivided into various components beginning with the site description providing a context of the proposal in the wider surrounding area. This section will also include a brief overview of the planning history of the site.

1.6 A description of the proposed scheme will then be presented within the design and access sections of this statement.

1.7 In evaluating the approach that has been taken for this particular proposal the design *principles and concepts that have been applied to the type, amount, layout, scale and* appearance of the scheme will be explained and means of access will be detailed.

1.8 The planning policy context in relation to relevant national and local planning policy will then be assessed and appropriate conclusions will be drawn.

1.9 The extant planning permission on the site represents an important material consideration in respect of the principle of residential development on this site,

2.0 Site Description

Site Context

2.1 The site lies to the south west of the centre of Wombwell and is approximately 0.6 hectares in size.

2.2 Access to the site is via a private driveway, which currently serves the bungalow and leads directly from Wood Walk.



Photograph 1 – Aerial photograph of the proposed development site and surrounding context

2.3 Views of the site and the adjacent properties are obscured by the dense tree cover to along Wood Walk. Within this tree belt are several mature trees and other species protected by Tree Preservation Orders.

2.4 To the north and south of the application are large detached properties in a loosely linear form along Wood Walk. These properties are all accessed from private driveways and there is no formal building line through the area.

2.5 The application site is a substantial garden area serving 94 Wood Walk- a modest sized hipped roofed bungalow located centrally to the site and set back from the road.

2.6 The site slopes gently downwards from south to north to south and is well defined by established boundary treatments.

Planning History

2.7 The Council planning records confirm that there are five previous planning applications of relevance to this application as follows:

- 2006/2027 – Removal of Trees within T.P.O.
- 2008/0702 – Outline application for erection of five dwellings
- 2008/1827 – Outline application for erection of five dwellings and retention of bungalow.
- 2009/0328 – Removal of Trees within T.P.O.
- 2010/1012 – Removal and crown thinning of Trees within T.P.O – (Split Decision)

2.8 Although layout of the dwellings was a condition of the outline approval, the positioning of the dwellings has only changed slightly from the outline approval and has been agreed in principle with Alix Cotton .

2.9 The site access, the road layout and extent of the amenity area serving the donor dwelling remains as approved.

Development proposal

2.10 The proposed development is for a mixture of two storey, hipped roof , four ,five and six bedroom dwelling houses including double garages and associated front and rear garden areas served off the 4.5m wide private driveway

2.11 The design and access sections of this statement will provide further assessment of the design, layout and access arrangements relating to the proposal.

2.12 As established by the previous permission, the site is sustainably located and well served by public transport with a frequent bus and train services running from a bus stop and train station within walking distance of the site

2.13 In terms of the proximity of the site to services and amenities, the site is within close proximity to essential everyday facilities including public houses, primary and secondary schools, newsagent, takeaway and sandwich shop.

2.14 These distances, coupled with the availability of bus services secure this as a sustainable location.

3.0 Design Statement

3.1 This section of the report has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10th August 2006.

3.2 The statement will identify the approach that has been used in relation to design. In particular the following aspects of the development will be considered:

- Type of development
- Amount of the development
- Layout of the development
- Scale of the development
- Provision of landscaping
- Appearance of the development

3.3 The scheme has been evolved following pre-application discussion with the planning officers, Alix Cotton and Matthew Smith

Type of Development

3.4 The scheme is within a housing policy area where residential development is considered to be an acceptable land use.

3.5 The accommodation proposed within the dwellings includes lounge, kitchen, dining, study, utility and double garage on the ground floor. The first floor accommodation comprises of 4-6 bedrooms, en-suite facilities and a house bathroom .

3.6 The proposal will comply with a range of building regulation requirements relating to the internal design of the buildings.

3.7 The proposed development will provide individual yet complimentary designs based upon a traditional design concept and inspired by similar quality dwellings within the area.

Amount

3.8 The proposed development is sited within a large plot of land which enables the proposed properties to sit appropriately within the site and it is considered that the level of proposed development is commensurate with that established in the surrounding area.

3.9 PPS3 (Para. 46) states that there is no upward limit upon the amount of development on a particular site unless local density policies are in place. It is considered that the design of the proposed dwellings represents efficient use of the site.

Layout

3.10 The layout, siting and orientation of the built form has been driven by the desire to respect the existing built form and the outlook of neighbouring dwellings. The proposed development seeks to make efficient use of the site whilst ensuring that the protected trees are protected from detrimental impact as a result of the development.

3.11 The layout in its current form has considered design matters including:

- Impact on the outlook from 94 Wood Walk
- surveillance of access points to and from the properties
- ensuring suitable levels of light and privacy for potential occupiers

3.12 The layout submitted with the proposal illustrates that the built form has been carefully sited to ensure that the residential amenity of future and existing occupants is appropriate in terms of overlooking, levels of light and privacy.

3.13 The internal layout also ensures that the privacy of neighbouring amenity is protected through out

Scale

3.14 The scale of the development refers to the height, width and length of buildings in relation to the surroundings.

3.15 The proposed development consists of two storey dwelling houses including integral and attached double garages. The massing of these built forms are broken up by the shape of the dwelling and some single storey elements

3.16 The inclusion of projecting elements, variety to the eaves levels and a full height entrance window feature adds interest to the elevations

Provision of Landscaping

3.17 The existing landscaping will provide screening to the proposed development and will be enhanced by additional soft landscaping.

3.18 The driveway area will be landscaped with sustainable materials to differentiate the curtilage of the dwelling from the private access road and provide suitable drainage through the site.

3.19 The use of soft landscaping will provide good definition to the frontage of the development and soften the impact of the built form.

Appearance of the Development

3.20 The overall scale and massing of the building has been developed from the architect's assessment of the surrounding context. The materials proposed for the construction of the dwelling will be of a high quality including slate roof tiles, facing brick and render for the main elevations

3.21 By virtue of the topography of the site and the scale of the development, the proposed scheme will have a very limited impact on the surrounding area.

4.0 Access Statement

Introduction

4.1 *The statement will briefly outline the approach that has been used in relation to access.*

4.2 It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations (paragraph 100, Circular 1/2006).

4.3 *The proposal will comply with a range of building regulation requirements relating to the* internal design of the buildings. This together with the overall design and layout of the site will ensure that the development can be accessed by all users.

Accessibility of the Site

4.4 The vehicular access to the development site will be taken from the new private driveway leading from Wood Walk. The point of access to the site itself will be in the same location as set out in the plans relating to the outline permission for the site which was subject to a traffic report

4.5 This access point allows sufficient space for safe manoeuvring of vehicles into and out of the site with a suitable line of forward vision to enable drives to see residents access the other properties served by the private driveway.

4.6 This access point also enables level pedestrian and cycle access to the site and it is anticipated that the ground surface material will clearly demarcate the boundary between the plots and the shared access area..

Parking

4.7 There will be at least 4 parking spaces per dwelling created. The level of parking provision is considered to be appropriate to the scale of development and it is not considered that it would lead to a demonstrable increase in traffic onto Wood Walk to the detriment of highway safety.

4.8 Driveways leading off the access roads will be clearly indicated through appropriate surface materials.

5.0 Planning Policy Guidance

5.1 Supporting this current application is a range of planning policies. The relevant elements of policy advice are highlighted within this report.

National Planning Guidance

PPS 1 – Delivering Sustainable Development

5.2 PPS1 advises at paragraph 2 that:

> *"Good planning is a positive and pro-active process operating the public interest through a system of plan preparation and control over development and use of land".*

5.3 PPS1 also sets out the requirement that development schemes are to be judged against their neighbouring buildings and the local area more generally (Paragraph 38). This states that authorities should not attempt to impose particular styles or tastes but that it should promote local distinctiveness particularly where this is backed up by clear plan policies or supplementary documents on design.

5.4 The plans submitted alongside this application and the information in sections 3 and 4 above, clearly set out the approach that has been taken to the design of the scheme.

5.5 Due consideration has been given to the impact of the proposals on neighbouring amenity and the proposed layout, orientation, scale and materials reflect the character and sensitive nature of the location. The high standard of the proposal is considered to be in accordance with the objectives of PPS1.

PPS 3 – Housing

5.6 The Wood Walk area is a highly desirable location and the availability of similar development sites is very limited.

5.7 The thrust of guidance in PPS3 is to ensure the delivery of housing. The development of the site is considered to make efficient use of this land which is otherwise functioning as an underused and oversized residential garden.

5.8 The principle of development is confirmed by the extant outline planning permission, which is in accordance with sustainability objectives as a core planning principle.

5.9 In order to achieve the Government's housing policy goal, the planning system should deliver the following specific outcomes including:

- *High quality housing that is well designed and built to a high standard;*
- *A sufficient quantity of housing taking into account need and demand and seeking to improve choice.*
- *Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.*
- *A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including the re-use of previously developed land, where appropriate.*

5.10 It is considered that the proposed development will provide quality accommodation that will contribute towards the overall supply of quality accommodation both locally and within the wider Barnsley area.

PPG13 – Transport

5.11 PPG13 sets out the Government's advice in respect to transportation issues and has been amended by the publication of PPS3 which cancelled the advice in paragraphs 12 – 17 of PPG13 which largely re-iterated guidance advocated within PPG3.

5.12 The application site being located within close proximity to regular bus and train services and being within walking distance of local facilities must be considered to be a sustainable location with a mode of transport other than the private car readily available. The availability of these amenities is set out in detail under section 2 of this Statement.

Barnsley Unitary Development Plan

5.13 The Barnsley Unitary Development Plan (UDP) identifies that the application site within a housing policy area

5.14 The principle of residential development on the site is established by the outline permission set out in section 2 of this statement.

5.15 Policy H8D indicates that infill or backland development within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents.

5.16 As set out in section 2, the proposal site is heavily screened from views along Wood Walk. The extant permission confirms the acceptability of additional residential development on in this location and the proposed scheme has been designed to a high quality to enhance views of the site.

5.17 The proposed development has been sited and orientated to avoid detrimental impact on light or outlook to the existing occupiers and future residents and it considered that by virtue of this communicative action and design of details down to the placement of window openings and other such features, the proposals are in accordance with the objectives of this policy.

5.18 Policy GS22B sets out the principles that apply to application sites that contain mature trees and emphasises that new development should not be located within the spread of the trees.

5.19 The protection of the trees has been a further consideration informing the siting and orientation of the proposed plans. The submitted information contained within the plans accompanying the application show the spread of the tree crowns in relation to the proposed location of the houses and suitable construction measures will be utilised to protect the roots of these trees should the development be permitted.

5.20 Policy T2 sets out that development will only be allowed if the additional demand for travel generated can be accommodated on the highway network with detriment to highway safety or ease of movement of vehicles and pedestrians.

5.21 As set out in section 4, the level of additional vehicle movements created by the development will not have a demonstrable impact on the main highway network through the area and will be comparable with the additional level of journeys found to be acceptable in relation to the outline permission.

SPG 9 – Trees and Hedgerows

5.22 This guidance is noted as a supplement to policy GS22B of the UDP and as the layout of the proposed scheme ensures that no habitable parts of buildings, access road or parking areas will detrimentally encroach into the crown or root protection area of the tree, it is considered that the proposals are in accordance with this SPG.

5.23 Detailed evidence in relation to the tree survey for the site has been considered by the Council and the Planning Inspectorate in relation to previous applications on the site and the layout of development in this part of the site has been found to be acceptable in relation to the protected trees on the site.

Barnsley Local Development Framework

5.24 As the Local Planning Authority move towards the preparation of the Local Development Framework which will eventually replace the Local Plan as part of the Development Plan under the terms of Section 38(6) of the 2004 Act, a number of Papers have been produced as part of this process.

5.25 The preparation of the Barnsley LDF is in its infancy. The submission version of the Core Strategy was due to be sent to the Planning Inspectorate in early summer 2010, however this is still pending and no date has been formalised for the Examination in Public.

5.26 A preferred options version of the City Sites Policies and Proposals Maps was published in 2005, however this is currently under revision prior to the publication of the revised preferred options documents.

5.27 Given the timetable for final adoption, little weight can be currently afforded to the emerging LDF.

6.0 Conclusion

6.1 The application site currently benefits from outline planning permission to retain a bungalow and to erect five detached dwellings and the submission of this reserved matters application clearly signals the applicant's intent to deliver a development on the site.

6.2 It has been shown through assessment of those requisite elements of national and local policy guidance that the development proposals are in accordance with the prevailing Development Plan guidance and national planning policy including the recently revised PPS3.

6.3 There have been no changes to these policies since the approval of the extant permission that would require a different approach to be adopted to the principle of the development of the site.

6.4 The proposed development has been designed to make efficient use of the development site and provide a form of accommodation which is both desirable and in keeping with the high quality character of dwellings within Wood Walk

6.5 The impact of the proposals on the bungalow have been carefully thought out and discussed with the owner and the layout of the site has been informed by a respect for neighbouring amenity and in order to ensure the protected trees are not detrimentally impacted by the development.

6.6 In light of the above and the fact that it has been demonstrated that the proposal complies with relevant planning policy guidance, it is hoped that the Council would approve the application.