

Design and access statement.

Re – 2 new houses (Plots 7 + 8) at Burton Road, Monk Bretton for Mr T. Medlock. 6 Houses have previously been approved on the site.

The purpose of this document is to provide appropriate information to Enable Barnsley.M.B.C. in determining this application and to allow other interested parties to understand how the proposal has taken into account the design and access issues.

Assessment

Physical Context

The existing site comprises of a vacant area of land adjacent 376 Burton Road where 3 houses have been demolished.



Existing Garden

The access into the site is off Burton Road.



Existing Houses to Burton Road

The surrounding land is residential. As the application is for two residential properties, in an established residential area, it is considered that the scale of this scheme is not out of keeping with the character of the area.

The surrounding houses are a mix of ages and appearance. It is considered that the proposed house will therefore be compatible with the streetscape. The landscaping on the site will maintain the standard of residential amenity. There are public bus stops in close proximity.

Social Content

It is considered that the redevelopment of the site to provide 2 new dwelling will not substantially alter the size of the settlement, and therefore will not impact on it or on current local service provision. The potential for nearby houses to be overlooked by development in the site has been considered, and the site layout has been designed to take this into account.

Economic Content

It is considered that the development of the site for 2 new dwellings will not have significant impact on the local economy, although the additional high quality, attractive dwelling will enhance the area. New residents are likely to spend money in the locality, for instance in the nearby shops and public houses, and any children are likely to attend the school in the local vicinity.

Involvement

As the application is for 2 new dwellings in an established residential area, it is considered that this would not be an issue of concern for local residents. Issues of overlooking will be minimal and have been addressed as part of the scheme design in order to reduce potential concerns of neighbours. It is proposed that the statutory level of consultation as part of the planning application process will be sufficient involvement with the community considering the small-scale of this development.

Evaluation

Assessment of the site took place via an appraisal of planning policy, a site visit and survey with photographs.

The provision is for 2 new dwellings. It is considered that it will be compatible with the settlements size, character and setting, and the surrounding houses of a mix of ages and appearances. The site is within close distance to various amenities, and the landscaping on site and the building design will enable a high standard of housing environment.

The site is within walking distance of local facilities and is located in an accessible location served adequately by public transport services.

The parking layout was discussed with highways before the application was submitted for the proposed new dwelling.

Site Boundaries to the site will be close boarded fencing.

Design and access

Use

In terms of land use policies, the site is within the residential policy area where residential use is expected to continue. This is therefore considered to be the most appropriate use of the site.

Amount

The scheme proposes 2 new dwellings. The local services will be able to support the amount of development proposed.

Layout

The new dwellings are sited so that they do not overlook the existing surrounding dwellings. Distances between the new dwelling and the existing properties are as set out in national and local guidance.

The site will provide for access by ambulant persons. The new dwelling will have front doors with ambulant person steps, due to the slope of the site.

Scale

The scale of the development is in keeping with the surrounding developments.

Landscaping

Shrub planting will be provided to the front and rear garden areas.

The dwellings will have a back garden/ patio area, tarmac parking areas and all hard standing areas will be laid to fall to soakaways on site and are not to discharge onto the public highway.

Appearance

The new dwellings have been designed to compliment the surrounding properties. The new dwellings are similar in appearance to 6 Houses previously been approved on the site.

Materials

The new dwelling will be built in artificial stone/ facing brick and artificial slate roof to match the existing houses at 366-376 Burton Road. All elevations will have Costhorpe artificial rumbled 140mm coursed black old weathered stone. The roof will have Sandtoft Cassius antique slate. The new dwelling will also have UPVC windows and doors. All details are to compliment the surrounding properties and area and to match the 6 adjacent houses 366-376 Burton Road.

Both dwellings will be designed to suit the code of practise for sustainable homes and will be submitted to building control for their approval, which will include these details.