OUTLINE TOWN &COUNTRY PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

on

LAND AT 1 CORONATION ROAD BARUGH GREEN BARNSLEY

For

MR E. L. LEDGER

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

This Statement is in support of an Outline Town & Country planning application for residential development on land At 1 Coronation Road, Barugh Green, Barnsley.

All matters, other than access, are reserved.

2 THE SITE

The site is situated at the junction of Coronation Road and Higham Common Road within an established residential area.

The areas is characterised by traditionally constructed, two storey dwellings.

The site is currently part of the garden area to No 1 Coronation Road.

To the south of the site are commercial/industrial uses with a small collection of outbuildings on adjacent land to the north with access through the site from 'The Walk.

The area is predominantly residential in nature with general shops and post office a short distance away in Barugh Green.

Public transport is available a short distance from the site along the with frequent services into Barnsley.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to
Policy H8
Policy H8D
Policy H8A
SPG3 – Infill Development

The site is within a Housing Policy Area on the Barnsley M.B.C. U.D.P. in accordance with Policy H8

Policy H8
AREAS DEFINED ON THE PROPOSALS MAP AS HOUSING POLICY AREAS WILL REMAIN PREDOMINANTLY IN RESIDENTIAL USE. OTHER USES WILL ONLY BE PERMITTED WHERE THEY ARE COMPATIBLE WITH A RESIDENTIAL AREA AND OTHER POLICIES OF THE PLAN.

Policy H8A
THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

Although the application is in outline only it is considered that it is feasible to design a dwelling on the site that would meet this criteria.

Policy H8D
PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS 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, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

In the context of the existing, adjacent properties it is considered feasible that a dwelling on the site would not result in harm to the local environment or amenity of existing residents.

4 SOCIAL & ECONOMIC CONTEXT

There will be no loss of existing businesses.

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

5 ACCESS

The proposed access to the site has been discussed with Mr A. Starkey (Barnsley M.B.C.) and has been positioned as agreed with associated visibility splays.

6 ASSESMENT

The proposal is within an existing settlement and therefore complies with Local and National policies relating to residential development.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

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.