
***PROPOSED RESIDENTIAL DEVELOPMENT
(FULL APPLICATION)***

ON

***LAND AT
WORSBROUGH ROAD
BLACKER HILL
BARNSELY***

FOR

DR KEINI

**DESIGN AND ACCESS
STATEMENT**

PREPARED BY

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1 BACKGROUND

This statement has been prepared to support a Full Town & Country Planning application for residential development on land at Worsbrough Road, Blacker Hill

The application is for the erection of four town houses with accommodation within the roof space.

This is the resubmission of the scheme approved on 23rd April 2008 Ref 2008/0360

2 THE SITE

The application site is situated at Worsbrough Road at the edge of the established residential area of Blacker Hill.

The site slopes steeply from east to west and is currently vacant.



To the west of the site are traditionally constructed, two storey semi-detached houses that are separated from the site by Worsbrough Road that forms the western site boundary.

To the west of the site, in an elevated position in relation to Worsbrough Road are detached and semi-detached dwellings with frontages to Wentworth Road.

The site lies within an established residential area with access to local amenities, shops schools etc and local public transport routes. The older

residential properties in the locality are generally two storeys high and of traditional construction. However more recent developments on adjacent sites are three storeys in height.

3 PLANNING POLICY BACKGROUND & DESIGN CONSIDERATIONS

The scheme was approved on 23rd April 2008. There has been no changes to Planning policies or circumstances.

The principal of residential development on the site is in accordance with local and national policies in that it lies within an existing residential area.

Town & Country Planning approval has been granted for residential development.

The use of the site for residential purposes does not conflict with the existing houses in its immediate surroundings or the wider area.

The design of the development will be in keeping with the general style and scale of recently constructed properties in the locality.

The proposals for residential development of the site as shown on the submitted proposals complies with Policy H8D in that it causes no significant harm to the local environment and does not create any Planning difficulties.

The proposals have regard to the policies and proposals contained in the UDP particularly with regard to
Policy H4 – Residential Development,
Policy H8D – Back land & Infill Development
PPG3

The size of property and accommodation will be appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The normal requirements for separation distances between dwellings have not been met. However the separation distances compare favourably with those achieved on the scheme previously approved. Due to the steep site gradient the levels of privacy between proposed and existing dwellings will be to an acceptable standard.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation and requirements for means of escape and ventilation.

The layout of the proposed development was governed by the location of the existing access point, restriction due to site topography, proximity of adjacent dwellings and separation distances to surrounding properties.

The layout has been considered in relation to relative locations of access routes and external circulation with accessibility and travel distances minimised where possible.

Gradients have been determined in relation to existing site topography and with regard to providing, where possible, suitable access and movement around the site for disabled persons.

Materials have been selected that are appropriate for the location while at the same time being sympathetic to the existing buildings in the vicinity of the site and the immediate surroundings

4 ACCESS

Access to the site will be directly from Worsborough Road. This is similar arrangement to that of existing properties served from this highway. Similar parking arrangements have been approved on an earlier application.

5 CONCLUSIONS

Residential development on the site is fully compatible with the general character of the locality.

The development is within an existing settlement, close to existing amenities and public transport links.

The access meets the requirements with regard to highway safety.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The access to the site is acceptable from a highway safety point of view. Parking facilities in line with the LPA guidance.

The scheme was approved on 23rd April 2008. There has been no relevant changes to Planning policies or circumstances.
