PROPOSED TOWN & COUNTRY PLANNING APPLICATION FOR NEW DWELLING

AT
LAND AT 24 COMMON ROAD
BRIERLEY
BARNSLEY

For

Ms DAVID O'CONNOR

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

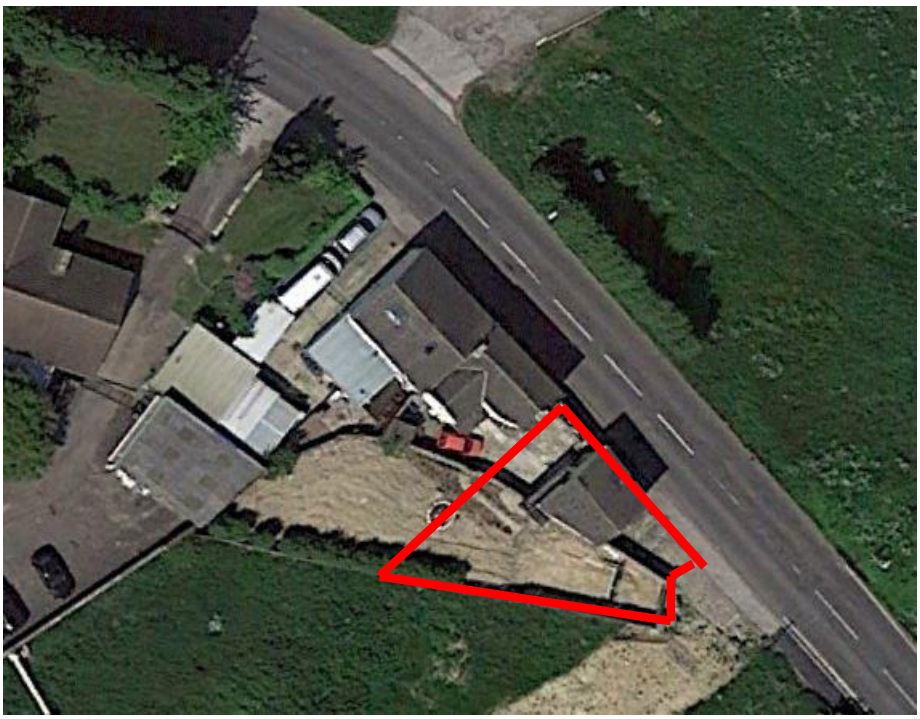
1 BACKGROUND

The application is for development comprising the construction of a single dwelling on land at 24 Common road, Brierley

The site comprises a section of the existing garden areas and the area currently occupied by a two storey annex to the property.

2 THE SITE

The site is in a prominent location, situated on Common Road at the south eastern part of Brierley. It is the first property that you encounter as you approach Brierley from the South on Common Road.



SITE 2016

However the appearance of the site, from the main highway is bland and does not provide an attractive introduction to the settlement.



VIEW OF SITE FROM SOUTH EAST

The surrounding areas are predominantly residential and the site is shown within a Housing Policy Area on the UDP

There is a general mix of housing types and styles along Common Road local to the site. examples are shown below.



PAINTED BRICKWORK TERRACED PROPERTIES TO THE NORTH OF THE SITE



STONEWORK DETACHED HOUSE TO THE NORTH OF THE SITE

A portion of the site lies within the Green Belt boundary on the UDP.

The extent of the Green Belt is shown on the submitted drawings.

However the area shown within the Green Belt has for a significant number of years as garden area within the curtilage of 24 Common Road. This is supported by a letter and associated photographs from the previous owner that are attached to this statement.

In addition the views below show the garden area from 2008 to the present:



2008



2009



2016

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The site lies within a residential area with little overall definitive character other.

No building will be situated within the Green Belt

There are no residential properties that will be significantly adversely affected by the proposals.

The proposals for residential development of the site as shown on the submitted proposals will cause no significant harm to the local environment.

The size of property and accommodation proposed for the dwelling is considered 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. It will also provide a visually acceptable property in this prominent location on a main approach to Brierley.

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 living accommodation meets the requirements of the South Yorkshire residential Design Guide in relation to floor space.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The layout of the development was governed by the location of the proposed access points, restriction due to site topography and the proximity of adjacent building.

The design of the scheme is appropriate in relation to the site, its surroundings and land use policies.

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

Prior to the submission of this application an application for pre-application advice was made to Barnsley MBC.

See letter to White Agus Partnership (undated) from BMBC for response.

4 SOCIAL & ECONOMIC CONTEXT.

Any potential for excessive overlooking from the development or overshadowing will not occur as a result of any of the proposed development due to the siting of the buildings, orientation of windows to habitable rooms and separation distances between the proposed dwelling and adjacent garden areas.

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

It is unlikely that any jobs will be created as a result of the development other than those persons employed to carry out the building works.

The site is close to frequent public transport links into the Town Centre

The site is within walking distance of shops and local amenities.

5 ACCESS

Access to the new properties will be directly from the existing highway.

The parking standards comply with the South Yorkshire Design Guide. The majority of parking provision for the whole development has been located away from the main road frontage.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K in respect to guarding of stairways and prevention of falling (particularly with regard to children).

6 TREES

There are no trees on the site except for a conifer hedge which will be retained and not affected by the proposals.

7 CONCLUSIONS

The site is in a sustainable location and the presumption is in favour of residential development.

A dwelling of the type proposed 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.

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

The density of the proposed development is acceptable in relation to the surroundings.