DMS Architecture

**RE: OUTLINE PLANNING CONSENT 2009/0065 GRANTED ON 23 FEBRUARY 2009 WITH RESERVED MATTERS.**

## Design & Access Statement

Design & access statement for proposed construction of a detached bungalow on the land adjacent to No. 1a Wigfield Drive Ward Green .

### 1.0 Physical context

1.1 Surrounding:

The site is located on Wigfield Drive Ward Green near to the junction with Vernon Road & lies approximately 2 miles to the South of Barnsley town centre. The neighbourhood generally consists of residential properties mainly being of detached bungalows.
Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & outlying areas.

1.2 Site:

The proposal is for a bungalow which is to be built fairly centrally within a large plot. It is to have a minimum of 1m perimeter path between the bungalow and the boundary. The site has formerly had outline planning permission for a similar development . The site lies in a Housing Policy Area. There will be parking for 2+ cars within the site to the front of the bungalow with an integrated garage provided to the left hand side as viewed from the street.
There are no natural features such as trees or hedges within the site that are required to be removed. The site is flat with no gradients. The site does not lie in a conservation area & is not a listed building.

### 2.0 Social Context:

The property development is for the building a detached bungalow. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

### 3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

DMS Architecture Ltd. www.dmsarchitecture.co.uk

Pudjiz, Hillam Lane, Burton Salmon, Leeds, LS25 5JQ
Registered in England. Company Registration No: 6883363

**4.0 Planning policies:**

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

The detailed design of the bungalow took in to account planning policies of the Barnsley UDP including BE6 (design).

**5.0 Involvement of community members:**

The scheme has no implications for general community, however the adjoining residents will have been consulted by the council at the outline application stage.

**6.0 Evaluation:**

Outline planning permission has been granted with reserved matters. The adjoining owners have no concerns about the proposed development.

**7.0 Design principles:**

7.1 Use:

As the proposed development is to be a bungalow, it is in keeping with the residential context of the area. The proposed development is justified particularly as it brings an existing overgrown field into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area.
The site is within the Housing Policy Area within the UDP, & is not in a conservation area.
The proposed development would consist of a detached bungalow.

7.2 Layout:

The bungalow will be situated centrally within the site maintaining a minimum of 1m perimeter access to the sides. There is to be a lawned garden to the rear with partial block paved hard standing immediately outside the french doors. The front is to be block paved with a perimeter planting bed, the access will be taken from Wigfield Road at the North East corner of the plot, with the driveway running perpendicular to the road.
The layout of the bungalow has been to orientate the windows to comply with the

overlooking issues in SPG3. It will comply "Secure by Design" principles.
The mail box will be to the side entrance & utilities located to the drive side of the property. The site is flat with no gradients. The access to the house is through a new side door & via a door to the rear.

7.3 Scale:

The proposed development is to scale with the surrounding properties. It is to have dormer style windows within the roof space to allow natural light in to the first floor accommodation, this reflects the design of the property directly opposite the site. The total ground floor area including the garage is 110m2.

7.4 Landscaping:

New landscaping will be provided with planting beds to front (framing the parking area) & lawned rear. Planted
boarders will be provided to the edges of the site. The area to the front will
be block paved to provide hard standing for parking. The garden to the
rear is easily accessible with a minimum of 1metre footpath for maintenance and access purposes.

7.5 Appearance:

The new Fenestration has been designed to be sympathetic with the
surrounding area. The building is to be constructed using materials that are
sympathetic to the surrounding developments. Please refer to supporting documents drawings 08-62 01, 02, 03 & 04 for detailed plans. External security lighting is
proposed.
New hardwood effect windows are proposed throughout which are to be
sympathetic with the surrounds.

7.6 Access:

Access will be taken from Wigfield Road. It is possible to achieve a disabled access to the property and the ground floor is fully DDA compliant. Vehicular access is catered for by a new gate to the front of the bungalow. It will be possible to access the rear of the plot by vehicle as the garage is to have garage doors to both front and back creating a "drive thru" system.
There are no safety concerns, and visibility splays can be achieved.