



DESIGN AND ACCESS STATEMENT

Sledbrook House, Crows Edge, Sheffield, S36 4HF

Dropped kerb, vehicular crossover, new driveway and works to boundary wall

Dropped Kerb Planning

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INTRODUCTION

Dropped Kerb Planning (The agent) has been instructed to act on behalf of Louis Joubert (the applicant) to submit a planning application to Barnsley Metropolitan Borough Council (the Local Planning Authority) for a dropped kerb, vehicular crossover, new driveway and works to boundary wall at: Sledbrook House, Sheffield Road, Crow Edge, Sheffield, S36 4HF (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

SITE DESCRIPTION

The application site is a detached dwelling sited to the western side of Sheffield Road. The property has a short path leading up to the front of the dwelling where there is a brick wall and gate enclosing the property. There are a number of large trees surrounding the site. The dwelling itself is not located in the green belt, however the area of grass to the front of the dwelling where the proposed access and parking area will be located are.

PROPOSAL

The proposed planning application seeks permission to create a dropped kerb, vehicular crossover, as well as new driveway with sufficient space for reversing a vehicle within the site boundaries. Modifications to the front wall and the removal of the existing footpath are also proposed.

Drainage will take place via an Aco Drain to be installed along the front. The driveway will be surfaced using block paving. Three small trees/shrubs to the front of the garden will be removed to facilitate the works, with new native trees and shrubs to be planted in the garden.

PLANNING HISTORY

2022/0501 Formation of drop kerb access 9 August 2022, refused.

1 In the opinion of the Local Planning Authority, the proposed parking area would be insufficient to allow for a vehicle to turn within the site and any vehicles parked on the verge could cause an obstruction by impeding visibility for vehicle exiting the driveway of the adjacent property. It is therefore considered that the proposed access would be prejudicial to highway safety and the proposal is therefore contrary to Local Plan Policy T4 – New development and Transport Safety.

PLANNING POLICY

National Planning Policy Framework 2024 (NPPF)

Local Plan 2019

The site is allocated as Urban Fabric and partly within the Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Policy T4 New Development and Transport Safety

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety

ASSESSMENT

The proposal now allows for a vehicle to reserve within the proposed driveway, therefore overcoming the previous refusal reason. The proposal should therefore be approved.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Dropped Kerb Planning would welcome conversation on any of these matters.