

DESIGN AND ACCESS STATEMENT RELATED TO
A RESIDENTIAL DEVELOPMENT OF 1 DETACHED DWELLING,
ON A SITE BETWEEN THE HOYLE MILL INN AND 134 PONTEFRACT ROAD,
HOYLE MILL, BARNSELEY S71 1HU
for J GARWOOD

ASSESSMENT OF CONTEXT

Physical

Surroundings

The location of the site is within the well established residential settlement of Hoyle Mill.
The existing dwellings in the locality consist generally of two and three storey terraced dwellings.

Site

The site has no special designation and there are no buildings requiring demolition.
Located between a public house known as the 'Hoyle Mill Inn' and a dwelling at 134 Pontefract Road, the site is vacant and falls away from its highest level which has a frontage onto Pontefract Road approximately 2 m to its northern boundary at what will be the 'bottom' of the garden. Beyond this is the open green space extending more broadly into the Dearne Valley Park.
There are no listed buildings locally that would be affected by this proposal.
The site will have both vehicular and pedestrian access direct from Pontefract Road.
A public footpath runs the entire length of the eastern boundary, linking Pontefract Road with the Dearne Valley Park to the north.

Social

The proposal is for a single family dwelling so there will be no significant social consequences arising from it.

Economic

There will be short term economic benefits in favour of local building trade and local suppliers.

Planning Policies

The site is located in a 'housing policy' area.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the modest scale of this proposal, there has been no involvement with community members.

EVALUATION

It is considered that the proposal is an appropriate use for this redundant site and it is of a size suitable to accommodate the introduction of a family home into the area and provide areas of private garden space and vehicle parking to meet current standards,

Peter Dimberline Limited

DESIGN

Use

The proposal is to create a single detached family dwelling, designed in a 'split level' style to respond and work with the falls that exist on the site.

A drive with a minimum of two car parking spaces will be provided within the curtilage of the site and turning space will be available to ensure cars can exit the site in a forward gear.

Amount

The proposed dwelling will have 5 bedrooms and will comply with the relevant standards set out in the **South Yorkshire Residential Design Guide**.

Layout

The plot layout has been designed to ensure separation distances between the new dwelling and the adjacent properties are compliant. Consideration has been given to the position of windows etc to ensure there are no overlooking implications. There will be appropriate areas of private garden space. Parking space for two cars within the site, will be available.

Scale

The scale of the dwelling will be appropriate in relation to the adjacent buildings.

Although set back from the frontages of the adjacent buildings, the overall height of the dwelling on this infill site, will be compatible within the street-scene.

Landscaping

There will be an opportunity to create new landscaping including carefully selected tree and shrub planting within the general garden area to the rear, with some low level shrub planing in the small area of retained front garden, all as part of the development.

Appearance

The external built form will be of either reconstituted or natural stone to harmonise with the surrounding properties.

Access

The vehicular and pedestrian access will be via the new private drive directly off Pontefract Road. The access will have the required visibility/sight lines and will be surfaced and sealed, with no excessive gradients. Entry into the dwelling will be compliant with the DDA regulations.