Design and Access Statement in respect of the erection of a single detached house on land adjacent to No. 32, Summer Lane, Royston, Nr. Barnsley, S71 4SE.

Background information:

The applicant for this application is also the owner of No. 32, Summer Lane. The proposed plot for the new house currently is the location of a garage and parking area for No. 32, Summer Lane. However, a recent insurance survey has revealed that the present garage is structurally unsafe and requires total demolition and rebuild. The applicant, having reviewed the situation, has made a parallel application to provide a new attached garage on the other side of his property, together with a new vehicular access and parking / turning area. This will allow the replacement of a flat roof area, formed on a previous rear, single storey extension, with a pitched roof, tied to the new garage extension. In addition, the applicant is willing to release land to the front of his property to allow the Highways Authority to form a wider adoptable footpath, to the benefit of the wider community. This relocation has now made available an infill site between No.32 and No. 40 adjacent to allow for the erection of a modest detached house, with direct access off Summer Lane, the subject of this application, which will reinforce the local street scene.

Surrounding uses / Character of the site:

The site lies within an area of residential use and is surrounded by a variety of dwelling types of varying scale, built in a variety of materials, well served by local services, with close access to public transport links to both Barnsley and Wakefield town centres. The character of area is, therefore, mixed and varied.

Access route:

One off street parking space is to be provided directly off Summer Lane via a dropped crossing, formed during the formation of the improved footpath construction, with adequate visibility in both directions along Summer Lane, as shown on drawing no. PJA/R/1.

Access to local services / transportation:

At the end of Summer Lane, approximately 150 metres distant is a public house and a general store. The main centre of Royston, which provides a large variety of shops, services and facilities is only 0.5miles away. Bus stops are located on Lee Lane, opposite Summer Lane, giving easy access to both Barnsley and Wakefield, with forward links to the national networks.

Special designation:
The site is not within an area of special designation.

Matters relating to listing: Not applicable.

Natural features:
There are no trees and hedges on the application site.

Spaces within the site:
To the rear of the site an enclosed family garden area of 70 sq. m. will be available.

Topography / Gradients:
The site rises from back of footpath to the front line of the proposed dwelling, which will line through with No. 32, Summer Lane, by approximately 400mm over 6 metres. Beyond this the site is level.

Social Context:
It is considered that the proposal will have a neutral impact upon the social context of the area.

Economic Context:
It is considered that the proposal will have a neutral effect upon the economic context of the area, beyond those jobs created locally during the construction phase and the support of local services and facilities thereafter.

Overshadowing / overlooking:
The proposed dwelling is the same depth as No. 32 adjacent, owned by the applicant, and is to be set in line with this dwelling, on its northern side. Therefore, overshadowing of No. 32 will not occur. A blind gable will be presented by this dwelling to No. 32. On the other side, No. 40 is set 9 metres away from the proposed dwelling, with a garage between , so overshadowing of this dwellings primary amenity spaces to the front and rear of the dwelling will be minimal. The minor windows facing this dwelling (ground floor W.C. & 1st Floor landing) will be obscure glazed; The first floor window will be a fixed light. Those dwellings to the front and rear of the proposed dwelling, lie 21 metres distant at least; The erection of this dwelling will, therefore, have little impact upon these dwellings by overlooking and overshadowing.

Planning Policies:
The relevant national, regional and local policies are as follows:
National policies are set out in Planning Policy Statement 3, Housing, (PPS3), which superceded Planning Policy Guidance Note 3, Housing,

but still maintains as the Government objectives that LPAs should provide sufficient land for housing development that gives priority to reusing previously developed land in urban areas, in preference to the development of Greenfield sites, and, create more sustainable patterns of development by essentially building close to existing facilities and services, thereby supporting the same. The statement advocates increasing the density of development within urban areas. This development will, in a small way, contribute towards these objectives, being built upon previously developed land, and increasing the density of the single site by 100%, in a sustainable location, close to existing facilities, without the need to travel.

Regional policy is set out in the Draft Regional Spatial Strategy for Yorkshire and Humberside, Policy P1:

Strategic patterns of development:

Location principles:

a) Policies should be developed that minimise the need for Greenfield development and the need to travel;
b) Wherever possible development should be located within urban areas.

Policy H1:

a) Development plans should include appropriate policies and proposals so as to achieve the annual average additions to the housing stock set out in Table H1 over the period 1998 – 2016.
b) The regional target for the proportion of housing development taking place on previously developed land and through conversions of existing buildings is 60% over the period 1998 – 2016.

Strategic Planning Area Provisional Target – Barnsley: 810 : 49%.

Although on a very minor scale, in the current economic climate, this proposal will contribute towards this total, and, being within an urban area, on previously used land, will help to reduce the pressure on Greenfield land.

Local Policies: these are currently under review and will be covered by the Barnsley Local Development Framework, which will doubtless emphasis Central Government approach to the re-use of previously developed land and it is expected that the supply of new housing from Brownfield and windfall sites, together with conversions, will remain high.

In applying for planning permission, account has been taken of policies H6 and T2. It is considered that the application meets all three main criteria of Policy H6 in that it is located within the limits of an existing settlement, makes use of previously developed land and comprises of infill within existing settlement. Moreover, the scheme meets the further five criteria, in that it would be compatible with the settlement's size, character, location, setting and amenities; also, it would accord with

transport policies relating to new development, particularly policy T2, which requires that new development is located in accessible locations to ensure sustainable developments. The parking provision of 1.5 spaces per dwelling is satisfied by this application.

Amount and scale:
As outlined previously the application is for a single detached dwelling.

Layout:
Relative locations of different uses: Not applicable.

Accessibility and travel distances: Not applicable.

Crime prevention:
The site is surrounded by others dwellings and an established fence on two side, which will be extended between the application site and N0. 32 to fully enclose the rear amenity space. Other security features will be included as deemed necessary.

Landscaping:
Domestic proposals to occupiers choice.

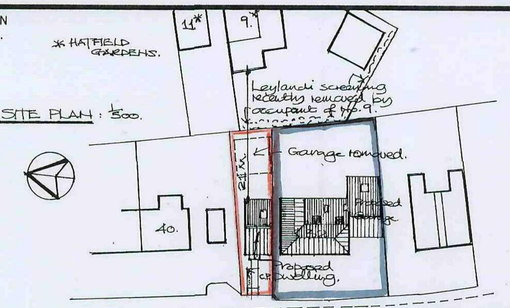
Style, Design, Materials:
It is proposed that the front elevation be clad externally in coursed stone to match that of No. 32, Summer Lane, including the front porch, which has been designed to echo that of the adjacent property. Elsewhere, facing bricks are proposed below a grey concrete tiled roof. To provide a useful three bedroom family house, the third bedroom is to be located within the roof void, served by a single velux window on the rear side.

Access for mobility users:
Appropriate measures, in accordance with Part 'M' of the Building Regulations, will be incorporated in the development, both externally and internally

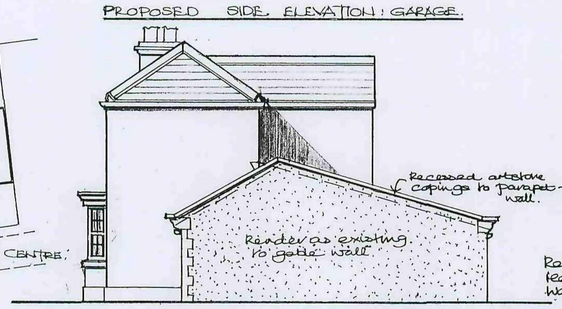
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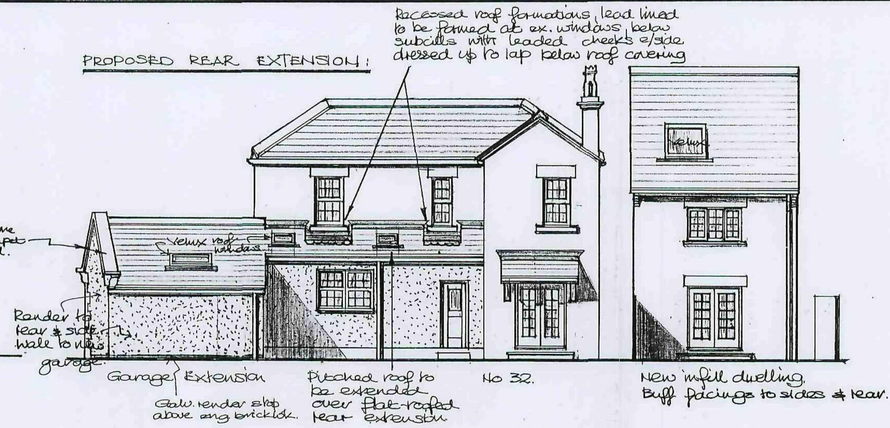
SITE PLAN: 1:500.



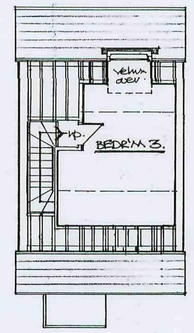
PROPOSED SIDE ELEVATION: GARAGE.



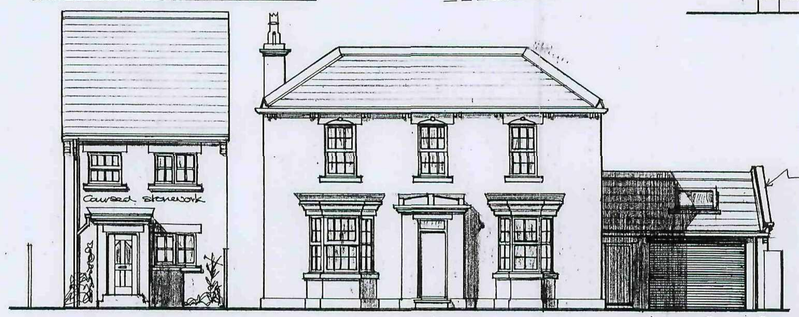
PROPOSED REAR EXTENSION:



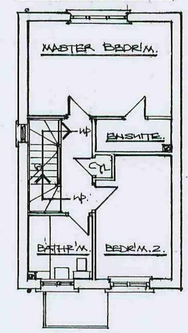
NEW DWELLING:
2 ND FLOOR PLAN:



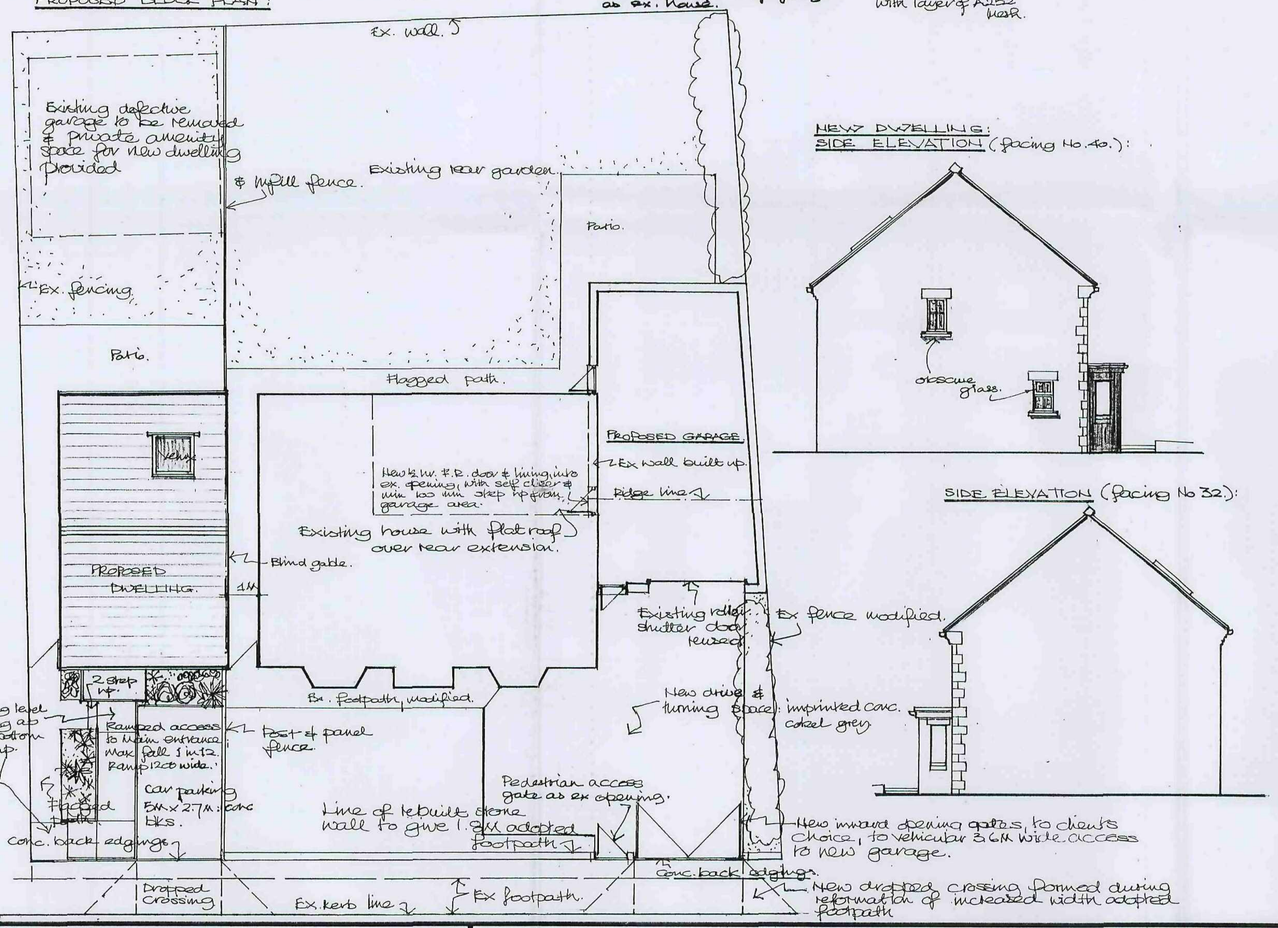
PROPOSED FRONT ELEVATION:



1ST FLOOR PLAN:

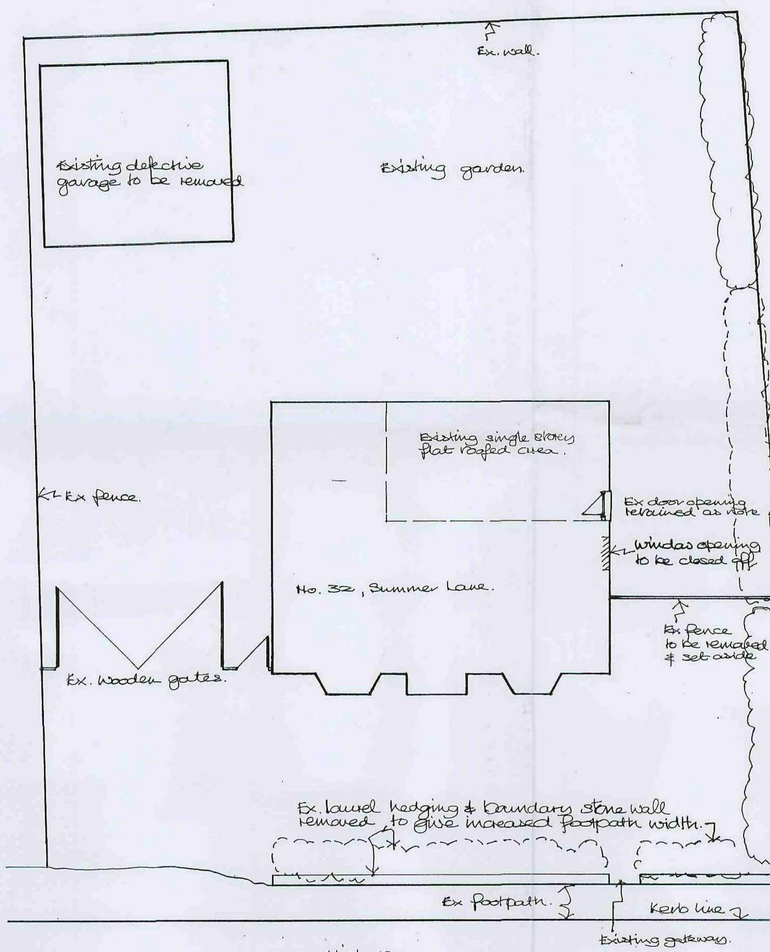


PROPOSED BLOCK PLAN:



NEW DWELLING:
SIDE ELEVATION (facing No. 40.):

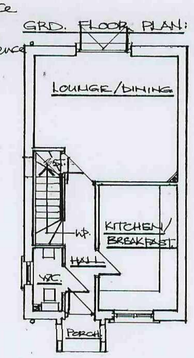
SIDE ELEVATION (facing No 32):



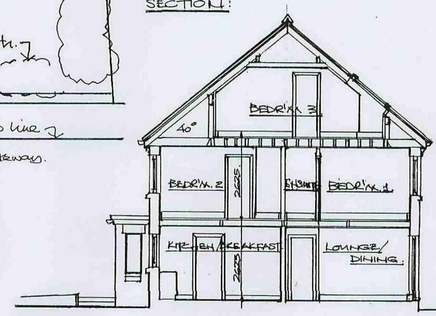
EXISTING BLOCK PLAN:

Ex laurel hedging to be removed together with fence in the vicinity of new garage; set aside fence for reuse.

GRD. FLOOR PLAN:



SECTION:



hylo Design: architect / designer
50, Church Street, Brierley, Nr. Barnsley, South Yorkshire. S72 9HT
Fax / Telephone No: 01226 713427

REVISIONS

Ref:	Description	Date	Ref:	Description	Date
A	Minor revisions to suit clients comments	4.10.10			

Client	MR. P.J. ANDERSON
Project	NEW GARAGE TO SIDE OF No 32, SUMMER LANE, ROYSTON, + NEW INFILL DWELLING ADJACENT.
Title	BLOCK/SITE PLANS, LAYOUT PLANS & ELEVATIONS/SECTION.
Drawn	JST
Date	SEPT '10
Checked	
Scale	1:100, 1:1250,
Project Ref.	PJA/R.
Drawing No.	1/A