Design and Access Statement

For

Land Adjacent to 553 Heathcroft and to Rear of 551 Doncaster Road, Ardsley

This statement is prepared with reference to the relevant local authority guidance and information, in order to comply with the revised requirements of the General Development Procedure Order and the Town and Country Planning (Applications) Regulations 1988.

Introduction

This application is for change of use of existing unused parcel of land into use as a garden for the sole enjoyment of the new house (Plot 3) to be constructed on land formerly being part of 553 Heathcroft.

The land is currently unused mainly due to its character, being partly covered in trees and is located at the top of a bank making it in accessible form the adjoining farmers field.

Surrounding Land

It is clear from the inspection of the UDP map online the land forms part of the housing policy area and is not green belt land. Generally speaking the parcel of land forms an infill and straightens the boundary up, to where the green belt line falls. A straight line is formed across the back of the built up areas with the exception of garden to the rear of 553 Heathcroft.

The adjacent land of 553 Heathcroft extends into the greenbelt by about 30m.

There is private garden to the north of the application site (No. 551) and to the East is another piece of land, which is understood to be in the ownership of another party. Beyond this small piece of land is private garden, as can be seen on the submitted location plan.

To the South of the application site lies green belt land which is currently used for agricultural purposes.

Proposed Scheme

The application is to change currently unused land in to private garden for Plot 3 currently being constructed on adjacent land.

It is not the applicants intention to build anything on the land.

The application site forms a natural infill within the village envelope and it is intended to use the land as private garden for the enjoyment of the owners/occupiers of Plot 3.

The application site will be accessed from the Eastern boundary from the rear of Plot 3. This land will be used as private garden space along with that to the south of Plot 3 for which planning approval has already being granted.

Landscape

The application site has recently been cleared of weeds and undergrowth and covered with approximately 300mm of topsoil . This was carried out in consultation with Sue Taylor and Alexandra Cotton of Barnsley MBC Planning, who have confirmed that planning approval was not required to carry out this work.

Any remaining hedges on the site are to be retained and maintained.

There will be little or no know effect on wildlife in the area as a result of granting permission for this application.

Effect on Surroundings

The social and economic aspects of the local area will not be affected by this application.

The work is of such a minor nature there will be no impact on surrounding neighbours and will ensure the land be brought into an appropriate use and is maintainable for the foreseeable future to a high standard.

Due to the sites location and position there will be no effect on sprawl of the built up areas and encroachment into the countryside.

The application assists in the recycling of derelict land in to a use that is sympathetic and in keeping with its surroundings and its present appearance.

Public Consultation

Since there is no building work to be carried out on the application site, there will be no impact on surrounding properties or neighbours and therefore there has been no community involvement or consultations.

Any constructive feedback from adjoining owners or the LPA's consultees regarding the proposals will be considered and incorporated in to the scheme where deemed appropriate.

Policy Referred to

The application site is sited within a housing policy area in the current Barnsley UDP Proposals Map.

The Barnsley UDP Plan and Proposals Map have been considered along with PPS3.

Access

The application site will be accessed from the Eastern boundary from the rear of Plot 3 and will provide more accessible garden space than previously for Plot 3 due to the changes in level to the rear of Plot 3.

The applicant is fully committed in providing suitable access to the new development for all persons including disabled persons. The building regulations Part M are fully incorporated into the scheme, along with any design ideas and innovations to enhance the use of the premises for disabled users.

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