DESIGN AND ACCESS STATEMENT IN RESPECT OF AN OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT· 41 BELLE GREEN LANE CUDWORTH, BARNSLEY·

ASSESSMENT OF CONTEXT

Physical

Surroundings
The location is within an established residential area on Belle Green lane. The site is surrounded by a mix of residential properties, consisting of terraced houses, detached and semi-detached and generally all are of two storey in height. To the north of the site there is an area of allotment gardens.
The site has no special designation and it is not within a conservation area.

Site
The actual site is the garden to number 41 a long established stone built detached cottage facing Belle Green Lane. The site has a vehicular access off Belle Green Lane which also serves the existing garage to number 35. A vehicular and pedestrian right of way is granted to number 35.
The site is generally level and consists of domestic garden.
A group of two storey terraced houses adjoin the site to the west, with two storey detached houses to the east and the host dwelling number 41 to the south west.
The site is adjacent Calvey Orchard, a small cul-de-sac of detached stone built houses.

Social

Due to the scale of the proposed development, there will be no major social consequences arising from it.

Economic

Again, due to the scale of the proposed development there is unlikely to be any significant economic effect. There will however be the potential for certain local businesses to be supported by this project in the short term, e.g. builders, builders merchants and suppliers etc.

Planning Policies

We consider the proposal complies with national and local planning policies.
The site is zoned residential and sits comfortably in an established and mature residential settlement.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

DESIGN AND ACCESS STATEMENT IN RESPECT OF AN OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT· 41 BELLE GREEN LANE CUDWORTH, BARNSLEY·

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space and separation distances between the new dwellings and the existing dwellings adjacent the site.
Consideration has been given to the siting of the new dwellings to ensure maximum privacy is maintained for both new and existing properties.

DESIGN

Use

The proposal is to erect a maximum of two new dwellings along with a garage for number 41.

Amount

One detached dwelling will be located alongside number 41 and to the south-east and a further detached dwelling will be located to the north of number 41 and broadly alongside number 35 the existing 'end terrace' cottage. The detached garage for number 41 is positioned to the rear of the dwelling.
The proposal creates two new dwellings each with 3 bedrooms and associated reception rooms.

Layout

One dwelling will face Belle Green Lane and sit alongside number 41. It will have private gardens to the rear which will be north east facing. This property will have direct access via a new drive served off Bell Green Lane. The second dwelling will be located alongside number 35 and to the north of number 41. This dwelling will have it's private garden areas to the rear, adjoining the allotment area. This property will be served off the existing shared drive that currently serves numbers 41 and 35. The proposed garage to number 41 will be located on the revised northern boundary to the host property and again this will be served from the existing shared drive off Belle Green Lane.

Scale

The new dwellings will be two storey in height and the proportions of the dwellings will be appropriate to their setting and sympathetic to the scale of the established surrounding property.

DESIGN AND ACCESS STATEMENT IN RESPECT OF AN OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT· 41 BELLE GREEN LANE CUDWORTH, BARNSLEY·

Landscaping

The existing established garden area to number 41 will be sub-divided to create gardens for each of the dwellings. Sizes of the gardens will be suitable for the dwelling type and wherever possible any existing landscape features will be retained if possible to be integrated into the new scheme to try to ensure that a degree of established planting is present from the outset.
The proposed dwellings will of course within their own private garden areas, have carefully selected tree and shrub planting, but this will be the subject of a later 'reserved matters' application.

Appearance

The external built form is likely to be in natural stone or good quality artificial stone with harmonising roof slate/tiles. The external materials however will be the subject of a future 'reserved matters' application.
The surrounding property is generally stone however the properties on the opposite side of Belle Green Lane are generally constructed in facing brickwork.

Access

The existing access will be upgraded and will serve one additional property, making a total of 3 in total served from the private drive.
The new property to the south-east of number 41 will have a new private drive direct off Belle Green Lane.
The drives will be surfaced and sealed, with no excessive gradients.
A turning facility will be provided as part of the shared drive to ensure that all vehicles can leave the site in a forward gear.
Access into the dwellings will be designed to be compliant with the DDA regulations.