

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF A SINGLE DETACHED BUNGALOW
ON A SITE TO THE REAR OF
PORTER TERRACE, OFF WADDINGTON ROAD, POGMOOR,
BARNSELEY .

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is a long established residential settlement within the district of Pogmoor.

The site has no special designation and it is not in a conservation area.

The location is well served locally with a mix of facilities and the hospital is within walking distance of the site. Local bus services are available on nearby Pogmoor Road and the town centre itself is approximately a mile or so from the site.

Site

The proposed site is a vacant piece of land, formerly used for garaging purposes with a vehicular and pedestrian access off Waddington Road and positioned to the rear of Porter Terrace. The land does not form part of any existing dwelling's garden area.

The site is generally level and any existing outbuildings / garages will be demolished.

Adjacent properties consist of a mix of two storey detached, semi-detached and terraced dwellings.

Social

The proposed residential use will be compatible with the immediate surroundings and provide an opportunity to rejuvenate the plot.

Economic

Due to the scale of the proposed development there will be no significant economic effect.

There will be the potential for certain local businesses to be supported by this project both in the short term, e.g. local builders merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new occupier of the dwelling.

Planning Policies

The area is designated for residential use in the local plan and provides an opportunity to provide an addition to the local housing stock on what is essentially a 'brown field' site.

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INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of this development, community members have not been involved.

EVALUATION

We consider that local planning design guidance has been complied with in respect of amenity space allocation, separation distances, overlooking and overshadowing etc.

An earlier application for development of this site in 2005 did not receive support and particular problems in planning terms related to boundary distances to the gardens of adjacent properties. We believe this application ensures that the problems with the earlier proposal have been addressed.

DESIGN

Use

The site is currently a semi derelict garage plot and it is considered the alternative residential use would be more appropriate.

Amount

The proposal is to erect a single detached bungalow providing two bedrooms. Private garden areas will be created along with on-site parking facilities.

Layout

The proposed dwelling has been carefully designed to create maximum privacy for both the new and the adjacent dwellings. Particular attention has been given to the layout and position of windows to ensure that the separation standards set out in planning guidance have been met. The rear private garden area meets design standards.

A driveway from Waddington Road serves the property and parking space is provided within the curtilage.

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Scale

The surrounding property takes the form of established detached, semi-detached and terraced dwellings generally two storey in height.

The proposed dwelling is single storey only. This supersedes an earlier application (subsequently withdrawn) for what was described as 'storey and a half' with first floor accommodation contained mainly within the roof space of the dwelling. This earlier application was considered 'over development' by the planning authority, due to the fact that the dwelling had accommodation at first floor level.

This latest considerably more modest proposal will ensure that the dwelling does not appear dominant within the locality.

Landscaping

Basic landscape proposals will be introduced as part of the development and will take the form of selective tree and shrub/hedge screening generally around the perimeter of the site.

Appearance

The external built form will be of good quality facing brick with stone detailing. The roof will be either plain tiles or slate to LPA approval. The whole, harmonising with surrounding properties.

Access

The access drive to the plot exists and is from Waddington Road.

The drive will be surfaced and sealed, with no excessive gradients and will be suitable for use by disabled persons. Access into the dwelling will be easily negotiated and again level access will be provided for people with disabilities.

Nb: Attached to this design and access statement is a copy of an e-mail received from the Fire Authority. This relates to the Fire Authority's acceptance of the current fire fighting provisions in the locality of the site. We would hope that this statement satisfies the concerns of the planning authority in relation to fire fighting issues.