



BARNSLEY

Metropolitan Borough Council

Barnsley Metropolitan
Borough Council

16 OCT 2008

Planning and Transportation Service

Assistant Director: Stephen Moralee BA (Hons) MBA

Development Control Section

PO Box 604, Barnsley, S70 9FE

Tel: (01226) 770770 Fax: (01226) 772591 E-mail: developmentcontrol@barnsley.gov.uk

The website address for all Council services is www.barnsley.gov.uk

Corporate Mail Room

Date: 17 September 2008 Enquiries to: Angela Bladen Dial Direct (01226) 772595

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23.10.08

Dear Sirs

DESCRIPTION: Erection of one pair of semi detached dwellings (Outline)
LOCATION: Land rear of 10 New Street, Worsbrough Dale, Barnsley, South
Yorkshire, S70 4TE
APPLICATION NO: 2008/1459/INVALID

Thank you for your planning application in respect of the above. Unfortunately, your application is invalid and cannot be processed because:-

- A Design and Access Statement is required

Please attach these documents to this letter and return to the above address as soon as possible, to enable us to process your application. If you require assistance or have any queries please telephone the officer named above.

NB: If you are sending an additional fee only please attach to this letter and return, do not send cheques without a covering letter, remembering to quote the relevant application number.

Yours faithfully

Stephen Moralee

Stephen Moralee
Assistant Director, Planning and Transportation

Mr Brian Jones
10 New Street
Worsbrough Dale
Barnsley
South Yorkshire
S70 4TE



Please address all correspondence to the Development Control Manager



Awarded for excellence

PROPOSED PAIR OF SEMI-DETACHED HOUSES REAR OF 10 NEW STREET,
WORSBOROUGH

DESIGN AND ACCESS STATEMENT.
MR. B. JONES.

The proposal is to develop land situated to the rear of **10 New Street, Worsborough** and is an existing garden area which is no longer required for use by the current owners.

It is planned to erect a pair of **semi-detached houses** within an existing, well-established residential area. The proposal will slot easily alongside the other dwellings on all sides.

It is planned that the houses will be **two and a half storey**, to include two full floors and rooms within the roof space.

The semi-detached proposals will provide accommodation for two separate families and offer pleasant views to the front of the properties, especially from the upper floors. Each property will provide three bedrooms and be approximately **180m²**.

This development will have minimum effect on the existing neighbourhood by only requiring **minor alterations to existing pedestrian and vehicular access**. The increase to existing services, including drainage will be negligible and all major services are within metres of the boundary.

The **two** dwellings will have an overall frontage of 14m. and be a continuation to numbers 2a & 3b Oakwood Close, and will face **south**.

Vehicular access will be via. a new drive which starts at the end of Oakwood Close and continue to both dwellings each having its own drive for parking and integral garage. **Pedestrian access** will be similarly extended from the existing footpaths and will have a level, ramped or stepped approach to comply with the current disabled access regulations.

Access to the rear garden areas of each property will be by a single pathway along the gable of each plot. The new properties will be separated by a new boundary fence at the rear of number 10 New Street and have individual boundaries between each plot.

The existing, surrounding dwellings range from 4m x 9m x 7.5m. high to 9m x 9m x 7.5m. high and the new proposals will be in **scale to match** in height, width and depth and will also be of similar proportions. Doors and window heights will be 2.1m from each floor level and Velux type roof lights will provide natural light to the rooms within the roof spaces. The roof windows will be in proportion to the overall roof area.

The **landscaping** to the development will include hard landscape in the form of tarmacadam to the driveways and footpaths. Individual pedestrian access will be via. 900mm wide paving again to comply with current disabled access regulations.

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An area adjacent to each drive will be planted and/or grass turf, with the rear gardens topsoiled or grass turf.

Remaining areas to the front of the properties will be planted.

The **appearance** of the development will involve materials to match the adjacent properties to include Buff-facing brickwork with grey/brown roof tiles and brown UPVC windows.

The proposals will blend seamlessly into the mix of traditionally constructed detached and semi-detached homes within the attractive cul-de-sac without affecting the general feel and look to the small residential estate.