PROPOSED PRIVATE BUNGALOW AT CLIFFE CLOSE,
BRIERLEY, BARNSLEY

Design and Access Statement

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1.0 Introduction

1.1 This is a statement submitted in support of a proposed 2 bedroom bungalow at Cliffe Lane, Brierley

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 *History*

The larger site, of which this proposal is one plot, was originally bought by our client with outline planning permission in place for 4 residential dwellings. Since then 4 houses have been erected on the site that do not conform to the layout that was granted outline permission. A recent application (ref. 2010/1300) for a bungalow on a smaller plot within the site for this proposal was refused in December 2010.

2.3 *Physical*

The aerial image below sets the site (outlined in red) in context and illustrates its position within the surrounding neighbourhood. The site is surrounded by a variety of housing types including large detached properties, bungalows and semi-detached homes in an established residential area.



2.4 *Access audit*

The existing access to the site off Cliffe Lane will be maintained and the proposal would have a shared access drive with No.4B.

3.0 Evaluation of the Context

3.1 *Identification of opportunities*

There are several potential benefits arising from the development of this site. There will be a significant gain in visual amenity by a sympathetic and well designed development which will be a positive addition to the immediate neighbourhood. The proposal occupies an infill plot fronting onto Cliffe Lane which currently forms the access to No.4B. The access to this property is a very wide and untended strip of land approximately 17.3 metres in width. This land is currently gravelled over and serves no particular use other than overspill parking for No.4B. Nor can it function as a grand and generous frontage/driveway to No.4B as is the case with No.4A and the large detached property at No.6. Both these properties have impressive building frontages that face directly onto the road whilst No.4B is set some way back from the road and is placed at an angle that bears no relationship to the frontage with Cliffe Lane.

We feel this area as it currently stands constitutes a fairly large and incongruous strip of land that bears little or no relationship with the property to which it is allocated. It also represents a poor and inefficient use of land in an established residential area. We therefore feel that a sympathetic development that complies with planning policy would be wholly appropriate and enhance not only the site in question, but the visual amenity of the immediate area. It would also provide much needed bungalow type accommodation suitable for an elderly couple or those with limited mobility in the Barnsley area, the demand for which is only forecast to grow in the future due to an ageing population.

3.2 Identification of constraints

A recent application for a bungalow on a smaller plot at this location was refused. The reasons for refusal were mainly due to the constrained nature of the previous site and concern that if a side facing dwelling were to be erected, it would appear cramped, constitute an overdevelopment of the site and be out of character with the area. The council also felt that the proposal would adversely harm the continuity of the street scene and give rise to inadequate private amenity space and outlook for future residents. The reasons for refusal of the previous application have been taken on board and we believe, adequately addressed by this proposal.

4.0 Design of the Scheme

4.1 *Layout*

The proposal is for a generous 2 bedroom bungalow comprising approximately 82 square metres (882 square feet) gross internal area. In addition a carport with parking provision for 2 vehicles is provided and there are gardens to the front, side and rear of the property. Please refer to drawing no. 1782-002 for a detailed study of how the property relates to its neighbours with regard to distances and maintaining consistency with the established building line along this side of Cliffe Lane.

4.2 *Scale*

The proposal is for a bungalow with a pitched roof. This is entirely in keeping with the character of the area, indeed the adjacent properties at No.2 and No.4B Cliffe Lane are bungalows.

4.3 *Landscaping*

The property has a generous front garden approximately 13.3 metres long by 14.3 metres wide. Additional garden space is provided to the side and rear of the property and there is level paved access encircling the bungalow for ease of maintenance and access from the carport and garden. Positioning the car parking provision to the rear of the site allows the proposal to present a much more attractive and landscaped outlook to Cliffe Lane than a typical car dominated driveway frontage, therefore improving the street scene.

4.4 *Appearance*

The proposed property has been traditionally styled and designed to match the styles of the surrounding properties. Materials used are predominantly buff stone with stone details used on the elevations to match the surrounding properties.

4.5 *Access*

The development will comply fully with all requirements of Approved Document 'M'. It should also be noted that the property is a bungalow and therefore offers level access throughout. A number of turning circles have been shown on the plans to show that the property is suitable for those with mobility requirements. In addition the two space carport has been positioned close to doors that open up directly into the kitchen/diner. This is to ensure that it is as easy and as short a route as possible for an elderly or disabled person/couple to transfer goods or shopping from a vehicle directly into this area of the property. Level paved access encircles the property for ease of maintenance and access. Vehicular access to the property will be via a 3m wide shared access drive with No.4B. There are also a couple of garden paths that allow pedestrian access into the property from Cliffe Lane and the shared driveway to the side of the property.

5.0 Response to the reasons for refusal of application ref. 2010/1300

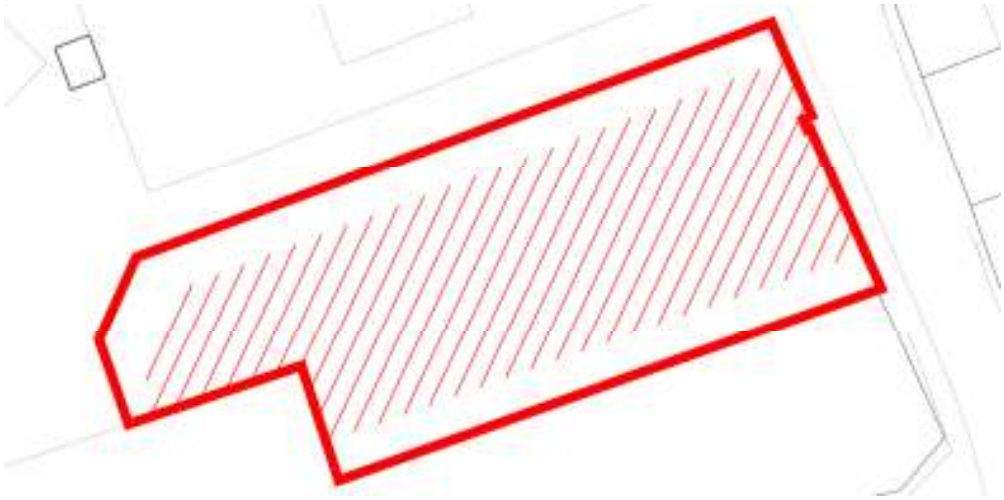
5.1 As stated in Section 3.2 a recent application for a bungalow on a smaller plot at this location was refused. The reasons for refusal are as follows:

> **Proposal** Erection of 1no. detached bungalow
> **At** 4B Cliffe Lane, Brierley, Barnsley, S72 9HH
>
> Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 26 October 2010and described above.
>
> The reason(s) for the Council's decision to refuse planning permission is/are:
>
> 1 In the opinion of the Local Planning Authority it is considered that the site is too constrained to accommodate a residential property that is in keeping with the character and grain of the surrounding residential environment. The erection of a dwelling side facing Cliff Lane will be uncharacteristic to the nature of the locality and will appear cramped within the confines of the site and as such would be in conflict with Unitary Development Plan policies H8A, H8D and the Council's Supplementary Planning Guidance Note 3.
> 2 In the opinion of the Local Planning Authority, the proposal amounts to overdevelopment of a very constrained site that will adversely harm the visual continuity of the street scene; and give rise to inadequate private amenity space and outlook for future residents. The proposal is therefore contrary to policy H8D of the Councils Unitary Development Plan and Supplementary Planning Guidance Note 3.

For clarity the reasons for refusal will be addressed in the order by which they were raised.

5.2 *Reason 1*

The site of the refused proposal was approximately 10.3 metres wide and 321 square metres (sqm) in area. This was considered too constrained for a residential property in keeping with the surrounding residential environment. The proposed site has been widened approximately 2 metres in each direction and is now approximately 14.3 metres wide and 465 sqm in area. This represents a 30% increase on both these values and therefore significantly enlarges the overall size of the site. The image below shows the comparison between the new site (outlined in red) and the refused site (shown shaded).



The site has been widened by encroaching on the shared access drive of the refused application and by incorporating a 2 metre strip of land that is currently allocated to No. 4A. In terms of the latter the existing boundary wall would be taken down and moved 2 metres further back to enlarge the site. One of the main considerations that informed the design and positioning of the refused bungalow was a desire to maintain a 12 metre distance between the property at No.2 and the proposal. However after further study we feel that this should not be a necessary requirement as it is clear that the *primary* frontages of No.2 are the elevations facing Cliffe Lane and the garden to the rear of the property. Our proposal infringes on neither and whilst there are windows facing our site from the southern elevation of No.2, we believe that this frontage is secondary and as our facing elevation will be blank, then the usual overlooking distances that apply to primary frontages should not apply.

There are countless examples in the borough and across the country where houses have been built on infill plots that are fairly close to adjacent properties which have secondary frontages overlooking the site. There is also an immediate precedent for this principle as a house has been built in recent years on the adjacent site to the north of the bungalow at No.2. There is a large window on the northern elevation of the bungalow which directly faces the southern elevation of the more recent property. This is clearly shown on the photo below. An approximate measurement from the OS map reveals the distance between these 2 properties at this point to be approximately 4 metres. By comparison the distance between the windows on the southern elevation of No.2 and the proposed bungalow is approximately 9 metres. Therefore taking all these factors into consideration we feel that the distance of the proposed bungalow to the southern elevation of No.2 is perfectly adequate and should not be grounds for refusing this application.



The positioning of the refused bungalow side facing Cliffe Lane offered the best solution in our attempt to maintain a 12m distance to No.2. However not maintaining that distance and widening the site has allowed us to place a bungalow on the site that presents a handsome and symmetrical *forward* facing frontage to Cliffe Lane. This undoubtedly offers a better design solution than the refused bungalow and addresses the concern about a side facing dwelling being 'uncharacteristic to the nature of the locality' where the overwhelming majority of the properties have forward facing frontages. We feel that widening and increasing the site area by approximately 30% means that the bungalow does not appear cramped within the confines of its site, is now forward facing Cliffe Lane, is therefore characteristic with the nature of the surrounding properties and does not conflict with UDP policies H8A, H8B and SPG 3.

5.3 *Reason 2*

We believe that Section 5.2 largely addresses the concerns for the second reason for refusal regarding 'overdevelopment of a very constrained site that will adversely affect the street scene' and 'inadequate private amenity space and outlook for future residents'. However there are additional supportive reasons that we believe should be considered when assessing this application.

Whilst the gross internal footprint of the proposed bungalow remains the same as the previous proposal at 82 sqm, the total footprint as measured from the outer leaf of the external walls has been reduced from 97 sqm to 93 sqm. Therefore not only is the site for this proposal larger but the total footprint of the building is less. The ratio of building footprint to site area has been raised from a value of 3.3 for the refused proposal to a value of 5 for this proposal. This represents a proportional increase of 52% in private amenity space and therefore delivers a significant gain in this respect. This ratio is well within the parameters of acceptable limits for individual building plots so we believe that this proposal is not an overdevelopment of a constrained site and that it affords more than adequate private amenity space.

In terms of outlook the primary view from the property is undoubtedly from the elevation facing Cliffe Lane. This overlooks a 13m long garden and it would be possible to further enhance this outlook with the provision of a sympathetic and well maintained landscape strategy. This would improve not only the outlook for the residents but also the view towards the bungalow from the houses on the opposite side of Cliffe Lane whilst enhancing the street scene in general. The outlook to the rear overlooks a patio, the carport and additional garden/green space areas whilst the building line of this elevation is over 14m from the western boundary of the site. This elevation does not directly overlook any other buildings nor present any problems with regard to overlooking the garden area of No.4 due to its sunken position relative to that property and because it is only a single storey dwelling. We therefore feel that the criticisms levelled at the refused scheme regarding inadequate outlook do not apply to this proposal.

For all these reasons we believe that the proposal for this site does not conflict with UDP policies H8A, H8B and SPG 3.

6.0 Concluding Statement

6.1 This design and access statement has been written in support of a planning application for a proposed 2 bedroom bungalow at Cliffe Lane, Brierley. The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.
- The context and feedback from the engagement exercises undertaken has been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

6.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of:

- *Provision of high quality accommodation suitable for the elderly and people with limited mobility*
- *Visual amenity and improvement to the street scene*
- *High quality materials (stone)*
- *More efficient use of land in a residential area*
- *In keeping with the character of the area*

6.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.