

Mr & Mrs Sheffield

49 Chapel Street
Ardsley
Barnsley
South Yorkshire

Planning Application

Design & Access Statement

CONTENTS

1. Statement

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Contents

- 1.0** Introduction.
- 2.0** Assessment of the sites immediate and wider context.
- 3.0** Access Audit
- 4.0** Relevant planning policies.
- 5.0** Relevant planning history.
- 6.0** Involvement of community members and professionals undertaken/planned.
- 7.0** Evaluation of context.
- 8.0** Design of the scheme.
- 9.0** Concluding statement.

Introduction

- 1.1 This statement is in support of a planning application for the alteration and extension of an existing single storey bungalow. The enlargement is to satisfy my client need to provide a sustainable family residence.
- 1.2 The dwelling and site in conjunction with the adjacent area has been visited and this statement takes into account the sites location, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

2.0 Assessment of the sites immediate and wider context.

- 2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access issues.

2.2 Physical

The existing dwelling is located within a large parcel of land with garden areas to the front, sides and rear of the dwelling. The boundaries to the south and southwest are irregular in form while to the north, west and east are rectilinear. In total the parcel of land inclusive of the dwelling is approximately 1750 square metres (0.1750 Ha) The sites topography displays a flat plateau where the existing dwelling is positioned while at the rear the garden slopes in a downward direction to the south boundary. A two storey height dwelling abuts and forms the east boundary which has no windows to its gable facing my clients dwelling. Immediately north and directly adjacent to the site a similar property exists displaying a two storey dormer type dwelling house. To this boundary a single opening is present forming the pedestrian and vehicular access/drive to and from the property. The final boundary to the west has an open aspect with views over an open paddock area currently with green belt status.

3.0 Access audit

- 3.1 There will be no changes required to the existing access/drive as this remains within the LA's criteria for safe emergence onto Chapel street. The existing juxtaposed position of the drive is where low traffic speeds of 5mph is envisaged. Enabling all vehicles travelling from the dwelling to emerge in a forward direction due to the manoeuvring area formed within the curtilage of the site.

3.2 Access to Motorways

The site is located within a short commute to Junction 38 A1M and junction 37 M1 of the motorway network .

3.3 Transport

A public road transport system continues to be in operation and located within a short walking distance.

3.4 Refuse/recycling

The dwelling will continue to have an area for the storage of refuse and recycling bins located within its own curtilage and continue to use the existing collection provider which is currently undertaken by the local authority.

3.5 Economic

The scheme will continue to provide good quality market housing within a village location which has sustainable transport links to the townships of Barnsley, Doncaster, Sheffield, Wakefield,

4.0 Relevant Planning Policies

- 4.1 The following policies have been taken into account in the submission of this application.

National Planning Policy Framework & Government Guidance

Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.
- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

Local Policies

The existing dwelling is located within the thriving village of Ardsley which continues to be allocated as an housing policy area within the Local development framework and Unitary Development Plan. Policies H8, BE6 DA2, GS9 are relevant to this proposal.

Policy H8D

Not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy BE6

Built environment, any building should display good design standards.

Policy DA2

In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

Policy GS9

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

5.0 Relevant Planning History

5.1 No previous application has been traced.

6.0 Involvement of community members and professionals, undertaken/planned.

6.1 The owners/tenants of the immediate adjacent residential dwellings ie No 624 Doncaster Road , 47 and 47a Chapel Street have been consulted regarding the alteration, design, and positioning of the new extensions.

6.2 No planning issues or objections were raised.

7.0 Evaluation of the context

7.1 Identification of opportunities

The dwelling as altered will demonstrate a unique and unquestionable gain in the visual amenities of the area by a sympathetic and well designed dwelling house. In addition it will constitute a positive and welcomed enhancement to the area providing sustainable accommodation.

7.2 Identification of constraints

The design is sympathetic to the immediate surroundings inclusive of the existing dwellings in both design and scale. The rear the gardens topography reflects a constant gradient from the rear of the existing dwelling to its boundaries of the south .

8.0 Design of the scheme

Use

Is this justified in terms of :- Site and surroundings
The site has residential development on all sides.

Land use – The site lies within the village envelope and within a housing policy area.

Amount

Is their justification for :-How much development is proposed?

Due to the constraints of the site the existing foot print will be utilised combined with extension will form a distinct characterful, individual sustainable dwelling.

Layout:-

The building is confined by pre-determined boundaries of the site and footprint of the existing dwelling. The ground floor of the new extension will consists of a double garage entrance lobby and study with master bedroom over, while the main domicile will continue to include Kitchen/dining, utility and lounge areas. The first floor accessed via a flight of stairs will support a central landing leading to five bedrooms, family bathroom. All bathrooms and en-suites windows will be fitted with obscure glazing to accommodate the local authority's criteria of privacy distances.

Landscaping:

Due to the nature of the development very little soft landscaping is required due to the existing mature boundary treatments . Which maintains the privacy between individual dwellings. All new paved areas for foot or vehicular traffic will be constructed of permeable materials inclusive of the turning head within the site.

Appearance:

With respect to the architecture, the dormer style bungalow with its additions is of a simple "L" shaped format, with all elevations constructed of red brickwork. Except for a panel of concrete render which will mask the older type brickwork and maintain a congruent design, all under a traditional roof structure. The roof pitch has been set at 40° this forms a viable internal head room to the habitable first floor roof space to be achieved. In addition, the pitch will compliment that of the neighbouring dormer bungalow to the north which displays a similar roof angle. The finished roof covering will be a new generation of sustainable interlocking tile, manufactured by Marley. Within the new roof pitch 3complimentary dormer windows will project from the rear of the main roof facing south there are no privacy issues envisaged, as the design meets the local authorities statutory privacy distances. Additionally a further 2dormers will be set into the west range over the garage which overlooks the existing paddock, again no privacy issues are identified. All of these will have roof profiles set as the main roof. It will be seen that by using this construction it is in-keeping with the ethos of good design principles and practices. Fixed at eaves level the rainwater gutters will be manufactured by "marley" of the classic ogee box type design moulded in Upvc with square downpipes. The external soffits, fascia's and barge boards will also be in maintenance free upvc with each gable finished with wet pointing. The main entrance door accessed via the new extension conforms to part M of the building regulations to suit the criteria of the disability regulations. All windows and doors will be hermetically sealed double glazed units and manufactured in upvc. With the finished colour subject to the local authorities planning department.

9.0 Concluding statement.

- 9.1 This design and access statement is written in support of a planning application on behalf of my clients by Quill Architecture Ltd.
- 9.2 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.