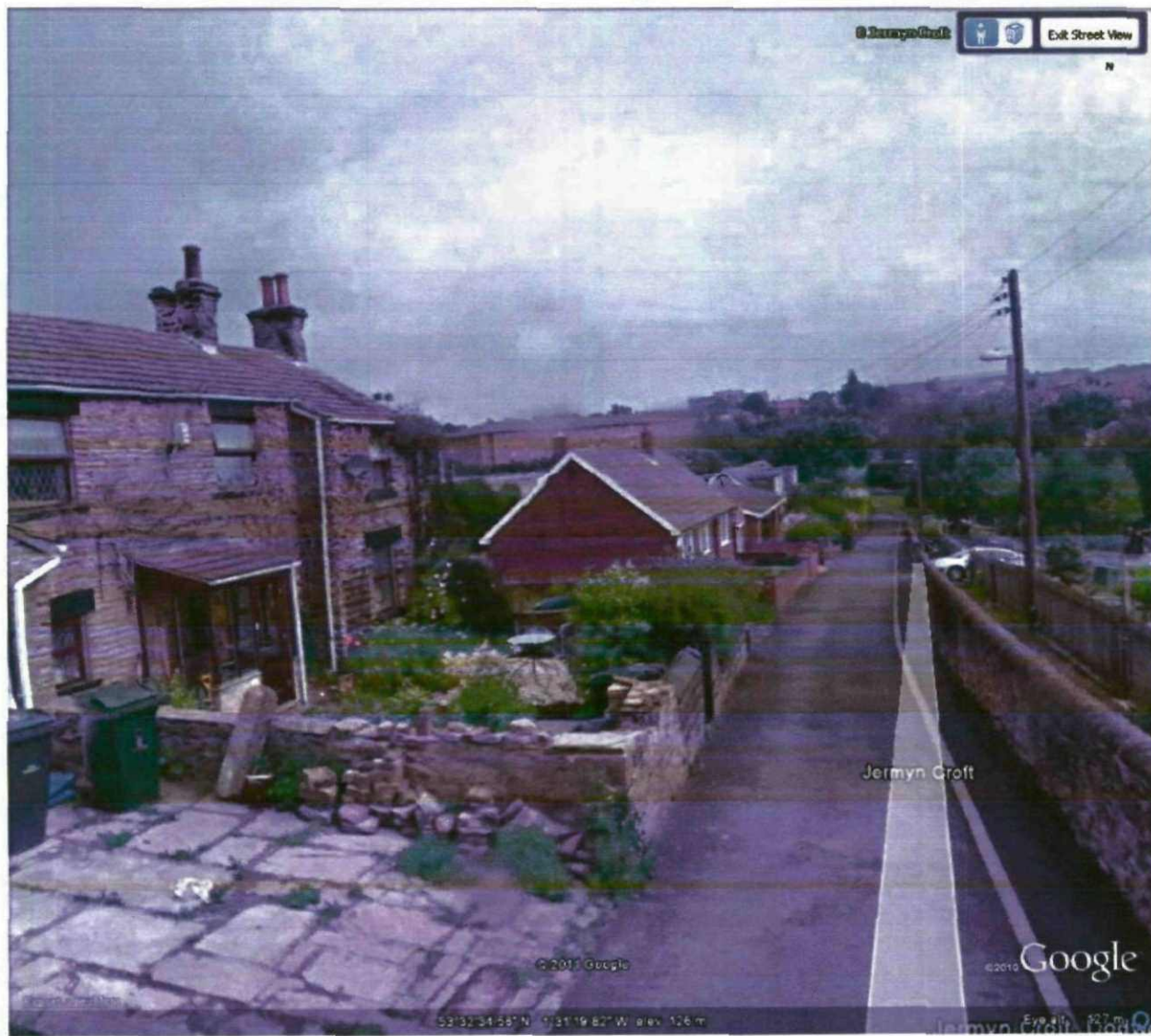


For and on behalf of Stainborough Homes Ltd



PLANNING, DESIGN AND ACCESS STATEMENT

Detached Dwelling- 11 Jermyn Croft, Dodworth Barnsley

Prepared by
AA2L Ltd

November 2011



Photograph 1—Aerial View

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1.0 Introduction

- 1.1 This Planning, Design and Access statement has been prepared by AA2Ltd on behalf of Stainborough Homes Ltd in support of the planning application for residential development at 11 Jernyn Croft, Dodworth Bamsley.
- 1.2 The statement has been written in accordance with Government Circular 01/2006 – Section 3 *Design and Access* statements which came into force on the 10th August 2006.
- 1.3 The proposed development is for the erection of 2 storey dwelling and a single attached garage
- 1.4 Prior to the submission of this planning application pre-application discussion was undertaken to discuss the proposal and the submitted supporting documents are intended to address any matters raised through this discussion.
- 1.5 This statement has been subdivided into various components beginning with the site description providing a context of the proposal in the wider surrounding area. This section will also include a brief overview of the planning history of the site.
- 1.6 A description of the proposed scheme will then be presented *within the design and access* sections of this statement.
- 1.7 In evaluating the approach that has been taken for this particular proposal the design principles and concepts that have been applied to the type, amount, layout, scale and appearance of the scheme will be explained and means of access will be detailed.
- 1.8 The planning policy context in relation to relevant national and local planning policy will then be assessed and appropriate conclusions will be drawn.
- 1.9 A previous planning permission **2008/1200** on the site represents an important material consideration in respect of the principle of demolition and new residential development *on this site,*

2.0 Site Description

Site Context

- 2.1 The site is a stone fronted cottage with gardens to the front and rear and on street parking. The cottage is in poor condition and the option of a front extension, internal remodelling and renovation has been rejected in favour of demolition and new build.



Photograph 2 –Historical Street View (Prior to construction of new dwelling)

- 2.2 The site area is 190m², it is relatively flat and is surrounded by housing to the north and south.

Planning History

- 2.3 The Council planning records confirm that there are three previous planning applications of relevance to this application as follows:
- 2008/1200 – Erection of two linked detached houses – Approved
 - 2009/1554 – Erection of detached dwelling with garage - Approved
 - 2010/0469-Amendment to siting and design of 2009/1554 - Approved

Development proposal

- 2.4 The proposed development is for two storey dwelling house including off street parking with attached single garage and associated garden area
- 2.5 The design and access sections of this statement will provide further assessment of the design, layout and access arrangements relating to the proposal.
- 2.6 As established by the previous permission, the site is sustainably located and well served by public transport with a frequent bus service running from a bus stop within walking distance of the site.
- 2.7 In terms of the proximity of the site to services and amenities, the site is within walking distance of essential everyday facilities including public houses, shops, schools and restaurants
- 2.8 These distances, coupled with the availability of bus services secure this as a sustainable location.
- 2.9 Public sewers have been identified by previous applications as passing adjacent the site and it has been agreed that this can be resolved at the time of the building regulations application.

3.0 Design Statement

3.1 This section of the report has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10th August 2006.

3.2 The statement will identify the approach that has been used in relation to design. In particular the following aspects of the development will be considered:

- *Type of development*
- *Amount of the development*
- *Layout of the development*
- *Scale of the development*
- *Provision of landscaping*
- *Appearance of the development*

3.3 *The scheme has evolved following pre-application discussion with the planning officer Alexandra Cotton who has agreed in principle to the proposal (Refer to appendix A)*

Type of Development

3.4 The scheme is within a housing policy area where residential development is considered to be an acceptable land use.

3.5 The accommodation proposed within the dwellings includes lounge, kitchen-dining, WC and garage on the ground floor. The first floor accommodation comprises four bedrooms including one en suite and a house bathroom. The roof space includes an en suite bedroom and storage space.

3.6 The proposal will comply with a range of building regulation requirements relating to the internal design of the buildings.

3.7 *The proposed development will provide a type of residential accommodation which has been successful and is in keeping with the area. The scheme will provide valuable housing stock and make efficient use of valuable of site which has previously been neglected*

Amount

3.8 It is considered that the level of proposed development is commensurate with that established in the surrounding area.

3.9 PPS3 (Para. 46) states that there is no upward limit upon the amount of development on a particular site unless local density policies are in place. It is considered that the design of the proposed dwellings represents efficient use of the site.

Layout

3.10 The layout, siting and orientation of the built form has been driven by the desire to respect the existing built forms and the outlook of neighbouring dwellings. The proposed development seeks to make efficient use of the site

3.11 The layout in its current form has considered design matters including:

- Impact on the street scene
- Impact on the outlook from adjacent dwellings
- ensuring suitable levels of light and privacy for potential occupiers

3.12 The internal layout ensures that the privacy of neighbouring amenity is protected

Scale

3.13 The scale of the development refers to the height, width and length of buildings in relation to the surroundings.

3.14 The proposed development consists of a two storey dwelling house including attached single garage. The massing of this built form is broken up by the shape of the dwellings

3.15 The inclusion of projecting elements adds interest to the elevations in addition to the stone heads and cills

Provision of Landscaping

3.16 The driveway area will be landscaped with sustainable materials

3.17 The use of soft landscaping will provide good definition to the frontage of the development and soften the impact of the built form. *Soft landscaping features* will also provide a functional private recreational area to the rear of the dwelling

Appearance of the Development

3.18 The overall scale and massing of the building has been developed from the architect's assessment of the surrounding context. The materials proposed for the construction of the dwelling will be of a high quality including slate/roof tiles and facing brick for the main elevations

3.19 By virtue of the scale of the development, the proposed scheme will have a very limited impact on the surrounding area.

4.0 Access Statement

Introduction

- 4.1 The statement will briefly outline the approach that has been used in relation to access.
- 4.2 It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations (paragraph 100, Circular 1/2006).
- 4.3 The proposal will comply with a range of building regulation requirements relating to the internal design of the buildings. This together with the overall design and layout of the site will ensure that the development can be accessed by all users.

Accessibility of the Site

- 4.4 The vehicular access to the development site will be taken from the existing Jermyn Croft highway .
- 4.5 This access points allow sufficient space for safe manoeuvring of vehicles into and out of the site with a suitable line of vision
- 4.6 This access point also enables level pedestrian and cycle access to the site and it is anticipated that the ground surface material will clearly demarcate the boundary between the site and the shared access area..
- 4.7 The site provides easy access to the public transport network with a bus stop being located close to the site therefore residents and visitors to the site will be able to access the development by means other than the private motor vehicle.

Parking

- 4.8 There will be 3 parking spaces created within the proposed driveway and an attached garage which is a significant improvement upon the existing dwelling which relied upon on street parking with the potential to cause access problems. The level of parking provision is considered to be appropriate to the scale of development
- 4.9 Access from the parking area to the proposed dwelling will be clearly indicated through appropriate surface materials.

5.0 Planning Policy Guidance

- 5.1 Supporting this current application is a range of planning policies. The relevant elements of policy advice are highlighted within this report.

National Planning Guidance

PPS 1 – Delivering Sustainable Development

- 5.2 PPS1 advises at paragraph 2 that:

“Good planning is a positive and pro-active process operating the public interest through a system of plan preparation and control over development and use of land”.

- 5.3 PPS1 also sets out the requirement that development schemes are to be judged against their neighbouring buildings and the local area more generally (Paragraph 38). This states that authorities should not attempt to impose particular styles or tastes but that it should promote local distinctiveness particularly where this is backed up by clear plan policies or supplementary documents on design.
- 5.4 The plans submitted alongside this application and the information in sections 3 and 4 above, clearly set out the approach that has been taken to the design of the scheme.
- 5.5 Due consideration has been given to the impact of the proposals on neighbouring amenity and the proposed layout, orientation, scale and materials reflect the character and of the location. The high standard of the proposal is considered to be in accordance with the objectives of PPS1.

PPS 3 – Housing

- 5.6 A revised version of PPS3 was published in June 2010 and amended two elements of the previous guidance in reference to density and the definition of previously developed land (annex B)..
- 5.7 As noted in the Bamsley Core Strategy in reference to housing trajectories (appendix 2 of that document), the district failed to deliver the 1228 units required in the 2009 housing supply.
- 5.8 Dodworth is a highly desirable location and availability of brownfield development sites is very limited.
- 5.9 The thrust of guidance in PPS3 is to ensure the delivery of housing. The development of the site is considered to make efficient use of this land which is otherwise functioning as underused brownfield land.
- 5.10 The principle of development has previously been confirmed by the planning permission 2008/1200

- 5.11 In order to achieve the Government's housing policy goal, the planning system should deliver the following specific outcomes (paragraph 10) including:
- *High quality housing that is well designed and built to a high standard;*
 - *A sufficient quantity of housing taking into account need and demand and seeking to improve choice.*
 - *Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.*
 - *A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including the re-use of previously developed land, where appropriate.*
- 5.12 It is considered that the proposed development will provide quality accommodation that will contribute towards the overall supply of quality accommodation both locally and within the wider Barnsley area.

PPG13 – Transport

- 5.13 PPG13 sets out the Government's advice in respect to transportation issues and has been amended by the publication of PPS3 which cancelled the advice in paragraphs 12 – 17 of PPG13 which largely re-iterated guidance advocated within PPG3.
- 5.14 The application site being located within close proximity to regular bus services and being within walking distance of local facilities must be considered to be a sustainable location with a mode of transport other than the private car readily available. The availability of these amenities is set out in detail under section 2 of this Statement.

Barnsley Unitary Development Plan

- 5.15 The Barnsley Unitary Development Plan (UDP) identifies that the application site within a housing policy area
- 5.16 The principle of residential development on the site has been established by the previous permission
- 5.17 The proposed development has been sited and orientated to avoid detrimental impact on light or outlook to the existing occupiers and future residents of both dwellings and it considered that by virtue of this communicative action and design of details down to the placement of window openings and other such features, the proposals are in accordance with the objectives of this policy.

PAN30 – Sustainable Location of Housing

- 5.18 This planning advisory note relates to decisions on the appropriate location of new housing development and is currently subject to revision with consultation on the revised PAN30 having recently closed.
- 5.19 The threshold for application of the sequential approach to housing development, as advocated in this document is on sites of 0.4ha and above and as such this guidance is not applicable to this application.

Barnsley Local Development Framework

- 5.20 As the Local Planning Authority move towards the preparation of the Local Development Framework which will eventually replace the Local Plan as part of the Development Plan under the terms of Section 38(6) of the 2004 Act, a number of Papers have been produced as part of this process.
- 5.21 The preparation of the Barnsley LDF is in its infancy. The submission version of the Core Strategy was due to be sent to the Planning Inspectorate in early summer 2010, however this is still pending and no date has been formalised for the Examination in Public.
- 5.22 A preferred options version of the City Sites Policies and Proposals Maps was published in 2005, however this is currently under revision prior to the publication of the revised preferred options documents.
- 5.23 Given the timetable for final adoption, little weight can be currently afforded to the emerging LDF.

6.0 Conclusion

- 6.1 The application has benefited from a previous planning permission to erect linked detached dwellings with garages and the submission of the current application clearly signals the applicant's intent to deliver a development which will improve the site.
- 6.2 It has been shown through assessment of those requisite elements of national and local policy guidance that the development proposals are in accordance with the prevailing Development Plan guidance and national planning policy including the recently revised PPS3.
- 6.3 The proposed development has been designed to make efficient use of the development site and provide a form of accommodation which is both desirable and in keeping with the high quality character of dwellings within Dodworth
- 6.4 The impact of the proposals on the neighbouring dwellings have been carefully thought out and discussed and the layout of the site has been informed by a respect for neighbouring amenity
- 6.5 The proposed dwellings are comparable in height with the adjoining dwellings
- 6.6 In light of the above and the fact that it has been demonstrated that the proposal complies with relevant planning policy guidance, it is hoped that the Council would approve the application.

APPENDIX A

(PRE APPLCIATION CONSULTATIONS WITH ALEXANDRA COTTON)

----- Original Message -----

From: Cotton , Alexandra

To: 'Andrew Bailey'

Sent: Thursday, September 29, 2011 3:26 PM

Subject: RE: 12 Jermyn Croft

That looks fine now Andrew.

Regards

Alexandra Cotton

Planning Officer (Outer Area)

Development Management

Barnsley Metropolitan Borough Council

Planning and Transportation Service

PO Box 604

Barnsley

S70 9FE

Tel: (01226) 772577

Fax No: (01226) 772591

Email: alexandracotton@barnsley.gov.uk

----- Original Message -----

From: Cotton , Alexandra

To: 'Andrew Bailey'

Sent: Thursday, September 29, 2011 2:40 PM

Subject: RE: 12 Jermyn Croft

Andrew

I think it would be o.k based on the historical permission but I would prefer it to be set back in the plot slightly. I realize this would result in the loss of the detached garage but it would reduce its impact on the front garden area to the adjoining property.

Thanks

Alexandra Cotton
Planning Officer (Outer Area)
Development Management
Barnsley Metropolitan Borough Council
Planning and Transportation Service
PO Box 604
Barnsley
S70 9FE
Tel: (01226) 772577
Fax No: (01226) 772591
Email: alexandracotton@barnsley.gov.uk

----- Original Message -----

From: Cotton, Alexandra
To: 'Andrew Bailey'
Sent: Thursday, September 29, 2011 1:10 PM
Subject: RE: 12 Jermyn Croft

Andrew

The 2008 (2008/1200) permission expired on the 10th September 2011 so your client will have to re-apply for permission to demolish the property and erect a new dwelling on the site.

I would need an updated streetscene to assess this one if that's possible?

Many thanks

Alexandra Cotton
Planning Officer (Outer Area)
Development Management
Barnsley Metropolitan Borough Council
Planning and Transportation Service

PO Box 604

Barnsley

S70 9FE

Tel: (01226) 772577

Fax No: (01226) 772591

Email: alexandracotton@barnsley.gov.uk

Andrew.

----- Original Message -----

From: [Andrew Bailey](#)

To: [Cotton, Alexandra](#)

Cc: jerrythomas@live.co.uk

Sent: Wednesday, September 21, 2011 11:08 AM

Subject: 12 Jermyn Croft

Alexandra.

Can you revisit approval 2010/0469. This detached dwelling is now built. - see approved plan attached

The site also benefits from an approval to demolish the cottage and built two linked detached dwellings (not sure of the approval ref) - see attached

We now propose to explore the possibility of demolishing the cottage and implementing Plot 1 of the linked detached approval and I attach a feasibility plan showing you how it will appear.

Is this all accordance with planning policy

Regards

Andrew.