# DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSAL FOR A DETACHED DWELLING with GARAGE· ON A SITE WITHIN THE CURTILAGE OF 197 BRIERLEY ROAD, GRIMETHORPE, BARNSLEY S72 7AW·

## GENERAL STATEMENT

**This application relates to a site that historically did have outline planning permission for a detached dwelling with a garage and alterations to the access. The outline approval at the time did not progress to a detailed scheme and has subsequently expired.**
**This application therefore is based upon the historical principle of development and is a detailed application rather than outline.**

## ASSESSMENT OF CONTEXT

### Physical

Surroundings
The area is predominantly residential with a general mix of dwelling types including semi and detached, single and two storey. The main road between Grimethorpe and Brierley passes the site frontage and the site is not located in green belt or within a conservation area. Open fields extend to the north.

Site
The site consists of a portion of land within the curtilage of 197 Brierley Road and owned by the applicant. The gardens to 197 are very generous and capable of creating an additional building plot in *addition to substantial garden areas retained to serve the host dwelling.*
The site slopes from a low point at the road side up to the rear boundary. The site also sits on a gradient east to west following the angle of Brierley Road as it passes the site frontage.
The adjacent dwelling to the east sits on higher ground and is two storey. The host dwelling to the west is a bungalow but there will be a further application in due course to add a further storey. The final relationship of the various properties is clearly shown on the projected 'street-scene' drawing.
There is no public access through the site and there are no listed buildings on or adjacent to the site.

### Social

Due to the scale of this proposal, there will be no significant social consequences resulting from it.

### Economic

During the construction of the proposed development there will be limited job creation for construction workers but these will be of a temporary nature. There is obviously the potential for certain local businesses to be supported by this project in the short term, e.g. builders merchants and suppliers.

### Planning Policies

The site is within a housing policy area and is in accordance with local and national planning policies. The result will simply be the addition of one dwelling, an 'infill plot' within a well established residential settlement. The site of course has previously had planning approval for a new dwelling.

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## DESIGN

### Use

The actual site for the proposed dwelling currently includes an extension attached to the side of No. 6 Park Hill and the intention is to demolish this extension to make way for the new dwelling. The extension provides accommodation dedicated to the existing flower sales business and clearly once the business operations cease this accommodation will become redundant. The flower shop itself is located on the end of a group of outbuildings adjacent to the site and will revert back to outbuilding space ancillary to the main dwelling.
The site also contains areas of garden and driveway which will be retained to serve the new dwelling.

### Amount

The proposal is to erect a single 'family dwelling' with a detached garage. The accommodation will be arranged over two storeys and extend into the roof void by the use of attic type trusses.

### Layout

The proposed dwelling will be detached and sit generally in a stepped line with the existing dwellings to either side. The elevations will have a scale and level of architectural detailing to harmonise with the adjacent dwellings. The single storey garage building will be positioned to the front of the dwelling but far enough away and set down to ensure this building does not appear dominant on the site. Garden areas will be generous with the private areas mainly to the rear and taking advantage of the open views to the north.
There will be no overlooking issues in respect of the relationship with the existing dwellings.

### Scale

The dwelling will be 'two and a half' storeys in height, by virtue of the attic type trusses proposed.
The dwelling will sit at a height that will result in a natural 'stepping up' of roof profiles when viewed as part of the immediate 'street scene'. In this regard it should be remembered that the applicant's bungalow on the low side, is shortly to be the subject of a further application to extend and upgrade this property including the addition of a further storey. The overall final effect this has therefore been indicated on the street scene included within the submitted detailed drawings. The drive access from the highway will generally remain unchanged with a drive that will have a gentle rise up to the new garage.

### Landscaping

The existing garden areas are generally vacant of planting and so there are no significant landscape features on the site that can be retained. It is anticipated that new general landscaping will take place including the planting of new hedgerows etc as part of the final garden design.

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## Appearance

The external built form will be of good quality facing brickwork with contrasting stone heads and cills.
The roof will be either natural slate or a good quality flat concrete tile, all to planning authority approval.

## Access

The access to the site will be via the existing access and dropped kerb crossing out onto Brierley Road.
The driveway and forecourt area immediately in front of the proposed dwelling and garage will allow turning space to ensure that vehicles can leave the site in a forward gear.
Car parking areas will be surfaced and sealed, with no excessive gradients and will be suitable for use by disabled persons. Access into the building itself will be easily negotiated and again level access will be provided in accordance with the standards for new dwellings set out in Approved Document 'M' of the building regulations.