
TOWN & COUNTRY PLANNING APPLICATION

FOR

RESIDENTIAL DEVELOPMENT

AT

**FORMER B.M.B.C. GARAGE SITE
WOODLAND DRIVE
BARNSELY S70 6QS**

FOR

CODALT LTD

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for residential development on this brown field site comprising two pairs of semi-detached dwellings, a detached bungalow with associated access and parking

This statement seeks to assess the proposals against the Local Plan and other material considerations including access proposals that have been accepted on similar sites.

2 THE SITE

The site is former garage site of approx. 0.14ha (0.35 acre) at Woodland Drive, Barnsley within a well-established residential area.

The site is a former garage site that could accommodate a minimum of 13 garages with open space.

Access to the site is directly from Woodland Drive which is an adopted highway.



EXISTING ACCESS

The site is generally flat with no significant features.

The site is surrounded by residential properties and a public footpaths runs along the north western and north eastern boundaries leading to Woodland Drive.

The site is not within a Conservation Area.

The area around the site is characterised by traditional semi-detached houses interspersed with semi-detached bungalows.



TYPICAL EXISTING DWELLING TYPE



TYPICAL HOUSE/BUNGALOW RELATIONSHIP

The site is brownfield and any such former garage sites sold by BMBC have been successfully re-developed and there are no overriding reasons why this site should not be developed in the manner proposed.

There are small trees and hedges around the site. While they provide some level of screening, they do not make a significant contribution to the appearance of the site. They are generally mismanaged and there is no overriding reason why they should be retained.

Therefore, it is proposed that, where these small trees and bushes can be retained, they will be cut back and trimmed as necessary along the site boundaries. Any overgrown hedges etc that obstruct the public footpaths will be cut back as required.

3 DEVELOPMENT PROPOSALS

The application seeks consent for four dwellings comprising

- Two pairs of 3 bedroom semi detached, two storey houses
- One detached 2 bedroom bungalow
- Each dwelling has Parking in line with the South Yorkshire Residential Design Guide.
- The existing access point will be retained with the new properties served by a private drive

There are no proposals to provide affordable housing.

4 PLANNING POLICY

Planning policies for Barnsley M.B.C consist of the recently adopted Local Plan and a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes.

The principle Local Plan Policies are

- Policy GD1 General Development
- Policy H7 housing Mix and Efficient use of Land
- Policy T4 New Development and transport Safety
- Policy D1 high Quality Design and Place Making
- Policy CC3 Flood risk and pollution control

In addition, the following are material considerations:

- National Planning Policy Framework
 - Designing New residential Development
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- Parking Supplementary Planning Document
 - Open space provision on New Housing Developments
 - South Yorkshire Residential Design Guide

5 ASSESSMENT

The site is situated in an established residential area and BMBC have disposed of the site due to low demand for garage rental in the area.

The layout of the site has been largely dictated by the position of the access point, site topography and the impact upon surrounding residential properties.

The proposed floor levels will not be significantly higher than the existing ground levels and no retaining structures are proposed.

As the new properties do not directly relate to the surrounding residential properties there is no reason why this development should have its own character while adhering to traditional construction methods and internal layouts.

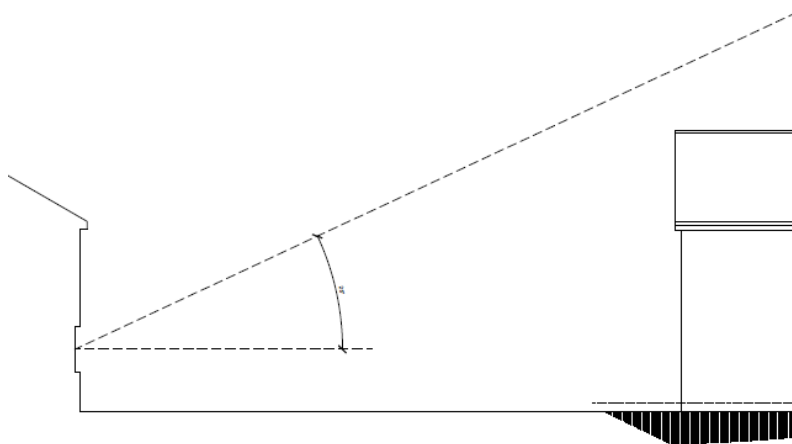
The scheme has been designed in accordance with sound design principles that meet the standards of parking, floor space and amenity space.

The proposal will not overlook or overshadow any existing dwellings.

It was considered appropriate to provide private amenity space of modest proportion but in line with BMBC policy guidance.

The proposals meet the requirements for separation distances.

The illustration below shows the 25degree rule in relation to 27 & 29 Woodland Drive and Plot 2.



The site access is to remain as existing. Traffic numbers entering and leaving the site will not be significantly greater than the situation when the land was used for garages.

It is expected that any assessment of the access and internal parking arrangements is based on the historical acceptance of similar proposals for the redevelopment of former BMBC garage sites.

7 CONCLUSIONS

The site has been previously developed and is considered suitable for residential development.

The proposals are in keeping with the vernacular of the area and careful consideration has been given to the design and quality of the proposals to achieve an attractive and informed appearance.

The proposals meet or exceed the Policies and Guidance set out in The Local Plan as well as the aims of the National Planning Policy Framework.
