For and on behalf of
Mark Greenwood



PLANNING, DESIGN AND ACCESS STATEMENT

Tyre Changing Bay/ Store and Containers 82 Grange Lane Cundy Cross, Barnsley

Prepared by
AA2L Ltd

April 2012

Prepared by: ..... Andrew Bailey

Approved by: ..... Mark Greenwood

Date: April 2012

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1.0 Introduction

1.1 This Planning, Design and Access statement has been prepared by AA2L Ltd on behalf of Mark Greenwood in support of the planning application for demolition of a tyre changing bay and store to be replaced by a new changing bay with store above and 4No. storage containers

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 Prior to the submission of this planning application pre-application discussion was undertaken with Steve Kirkham to discuss the proposal and the submitted supporting documents are intended to address any matters raised through this discussion.

1.4 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.

1.5 A description of the proposed scheme will then be presented within the design and access sections of this statement.

1.6 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.

1.7 The planning policy context in relation to relevant national and local planning policy will then be assessed and appropriate conclusions will be drawn.

2.0 Site Description

Site Context

2.1 The site is approximately 0.12 hectares in size. It is well screened from housing to the east and commercial uses to the north and south. The site owner lives on site at 82 Grange Lane

2.2 We will use an existing access off Grange Lane



Photograph 1 – Aerial photograph of the proposed development site and surrounding context

Planning History

2.3 The Council planning records confirm that there are no previous planning applications of relevance to this application as follows:

Development proposal

2.4 The established tyre changing business has now outgrown the existing premises which are no longer fit for purpose and will be demolished. The new building and containers will provide modern tyre changing bays and secure storage and allow the provision of additional parking.

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.

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 been evolved following pre-application discussion with the planning officer, Steve Kirkham

Type of Development

3.4 The scheme is within a commercial area

3.5 The two storey building will provide 5no., tyre changing bays , a mess room, UAWC and reception at ground floor. The first floor will comprise 2no. Offices, toilet and storage

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

Amount

3.7 The proposed development is sited within a large plot of land which enables the proposed property to sit appropriately within the site and it is considered that the level of

Layout

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

Scale

3.9 The development is two storey. The height, width and length of the building is in relation to the surroundings.

Appearance of the Development

3.10 The overall scale and massing of the building has been developed from the architect's assessment of the surrounding context. The contrasting elevation materials will create visual interest. The materials proposed for the construction of the dwelling will be of a high quality.

3.11 By virtue of the topography of the site and 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 private access off Grange Lane

4.5 This access point allows sufficient space for safe manoeuvring of vehicles into and out of the site with a suitable line of forward vision

4.6 This access point also enables level pedestrian and cycle access to the site

Parking

4.7 There will be 15-20 spaces created, which is a welcome improvement upon the existing parking allowance.

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.

Supplementary Planning Document
Residential Amenity and the Siting of Buildings *(refer to Appendix B)*

The building is in excess of 25m from existing housing and is fully in accordance with this policy

6.0 Conclusion

6.1 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

6.2 The proposed development has been designed to make efficient use of the *development site and provide a modern commercial building with welfare facilities in* accordance with current standards.

6.3 The impact of the development would be limited as a result of the screening to the boundaries of the site and the proposed plans are considered to represent an attractive and high quality development

6.4 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 in the light of this the Council would approve the application.

APPENDIX A

PRE APPLICATION CONSULTATIONS

Andrew Bailey

From: "Kirkham , Steve" <SteveKirkham@barnsley.gov.uk>
To: '"Andrew Bailey"' <AA2LARCHITECTS@BTCONNECT.COM>
Sent: 19 April 2012 11:57 am
Subject: RE: 82 Grange Lane Cundy Cross

Andrew,

That looks to achieve a better relationship. We do have a supplementary planning document relating to the siting of non residential buildings to existing residential properties.

This can be viewed on the following link but the proposals would appear to meet the standards required (you still might want to reference this within your submission).

http://www.barnsley.gov.uk/residential-amenity-v2

Regards, steve

From: Andrew Bailey [mailto:AA2LARCHITECTS@BTCONNECT.COM]
Sent: 18 April 2012 13:25
To: Kirkham , Steve
Cc: emagreen@hotmail.com
Subject: Re: 82 Grange Lane Cundy Cross

Steve
Cross Section attached.
Changes as follows:-
1. Apex roof
2. Building moved to 2.5m from nearest part of eastern boundary . Boundary treatment vaies but is robust

We are in excess of 34m from Abbey Lane bungalows. .....Is all ok now to proceed?

Regards
Andrew.

> ----- Original Message -----
> **From:** Kirkham , Steve
> **To:** 'Andrew Bailey'
> **Sent:** Wednesday, April 18, 2012 12:16 PM
> **Subject:** RE: 82 Grange Lane Cundy Cross
>
> Hi Andrew,
>
> Sorry I've been on holiday. Thanks for the consultation, looking at the plans the commercial garage looks significantly larger than I envisaged. I think a cross-section should be submitted showing the relationship to the properties on Abbey Lane. The location immediately across their rear boundary is contentious and I need to be satisfied that their outlook/amenity would not be compromised. We may have to look either reducing the height or repositioning the building to reduce the size/influence of the building.
>
> In terms of the fee then broken down this would be as follows
>
> Domestic Garage £150.00
> Steel containers at 77m2 £670.00
> Workshop at 400m2 £2010.00
>
> i.e. £2830.00 in total.

Regards, Steve

From: Andrew Bailey [mailto:AA2LARCHITECTS@BTCONNECT.COM]
Sent: 14 April 2012 09:40
To: Kirkham , Steve
Cc: emagreen@hotmail.com
Subject: Re: 82 Grange Lane Cundy Cross

Steve
See plans attached
Can you confirm the planning fee. I aim to submit w/c 16th April.

Regards
Andrew.

----- Original Message -----
From: Kirkham , Steve
To: 'aa2larchitects@btconnect.com'
Sent: Thursday, March 01, 2012 4:05 PM
Subject: RE: 82 Grange Lane Cundy Cross

Andrew,

I can do any day other than Tuesday or Thursday afternoon, the afternoon would be preferable for me what about 3pm on Wednesday?

From: aa2larchitects@btconnect.com [mailto:aa2larchitects@btconnect.com]
Sent: 01 March 2012 15:01
To: Kirkham , Steve
Subject: Re: 82 Grange Lane Cundy Cross

Good idea. On a positive note the slopes away and the boundary treatments are robust. Let me know best day & time for you next week I am good tuesday late afternoon ?? . Regards. Andrew
Sent from my BlackBerry® wireless device

From: "Kirkham . Steve" <SteveKirkham@barnsley.gov.uk>
Date: Thu, 1 Mar 2012 14:51:59 +0000
To: 'Andrew Bailey'<AA2LARCHITECTS@BTCONNECT.COM>
Subject: RE: 82 Grange Lane Cundy Cross

Andrew,

Thanks for consulting me on this one. It's certainly an interesting looking setup, especially given the close proximity of residential properties. In general I welcome the principle/concept of rationalising the site as at present it certainly looks like it would benefit from investment.

The building appears quite large, and I'm slightly concerned about the relationship this would forge with nearby properties (especially given that its two storey). If you would prefer we could arrange a site meeting before the submission to discuss the proposals.

Regards, Steve

From: Andrew Bailey [mailto:AA2LARCHITECTS@BTCONNECT.COM]
Sent: 01 March 2012 11:00
To: Kirkham , Steve
Cc: emagreen@hotmail.com
Subject: 82 Grange Lane Cundy Cross

Steve.

My client lives at 82 Grange Lane and operates a thriving supply and fit tyre busines to the rear of his premises.

The outbuildings used for the business are now unfit for purpose (see images 1&2) and will be demolished if we can obtain approval for a new service/fitting bay with storage above, similar in appearance and scale to Image 3 - seee attached.
In addition we will be seeking approval for a new domestic garage to serve the house.

I attach existing and proposed plans 01, 02 and look forward to your comments prior to submission.

Regards

Andrew Bailey

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The content of this email and any attachment may be stored for future reference.

Andrew Bailey

From: "Kirkham , Steve" <SteveKirkham@barnsley.gov.uk>
To: "'Andrew Bailey'" <AA2LARCHITECTS@BTCONNECT.COM>
Sent: 01 March 2012 3:51 pm
Subject: RE: 82 Grange Lane Cundy Cross

Andrew,

Thanks for consulting me on this one. It's certainly an interesting looking setup, especially given the close proximity of residential properties. In general I welcome the principle/concept of rationalising the site as at present it certainly looks like it would benefit from investment.

The building appears quite large, and I'm slightly concerned about the relationship this would forge with nearby properties (especially given that its two storey). If you would prefer we could arrange a site meeting before the submission to discuss the proposals.

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From: Andrew Bailey [mailto:AA2LARCHITECTS@BTCONNECT.COM]
Sent: 01 March 2012 11:00
To: Kirkham , Steve
Cc: *emagreen@hotmail.com*
Subject: 82 Grange Lane Cundy Cross

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I attach existing and proposed plans 01, 02 and look forward to your comments prior to submission.

Regards

Andrew Bailey

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APPENDIX B

SUPPLEMENTARY PLANNING DOCUMENT

RESIDENTIAL AMENITY AND THE SITING OF BUILDINGS

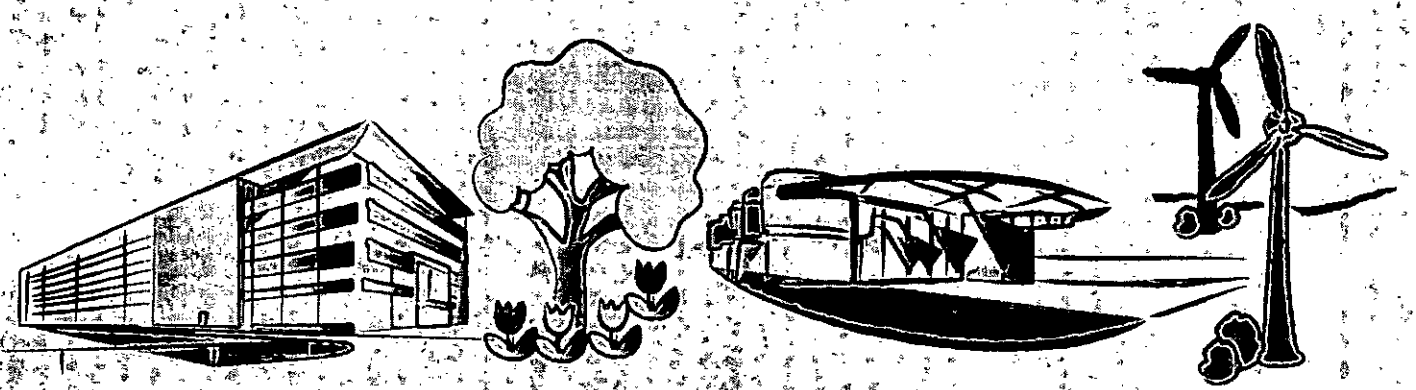
BARNSLEY

Local Development Framework

Supplementary Planning Document

Residential Amenity and the Siting of Buildings

Adopted March 2012



Remaking Barnsley

BARNSLEY Metropolitan Borough Council

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Supplementary Planning Document: Residential Amenity and the Siting of Buildings

About this Guidance

Planning Policy Statement 1 "Delivering Sustainable Communities" (PPS1), indicates that Development Plan Documents form the framework for making decisions on applications for planning permission. Decisions have to be taken in accordance with the Development Plan unless other material considerations indicate otherwise. Planning Policy Statement 12 "Local Spatial Planning" (PPS12) advises that a Planning Authority may prepare Supplementary Planning Documents to provide greater detail on the policies in its Development Plan Documents (DPD's) which make up it's Local Development Framework (LDF). Supplementary Planning Documents are a material consideration when planning applications are decided.

As required by the Planning and Compulsory Purchase Act 2004 we have prepared a Statement of Community Involvement (SCI) which sets out how we will involve the community in preparing our Local Development Framework and consulting on planning applications. In accordance with the SCI we have involved people who may be interested in this Supplementary Planning Document and asked them for their comments. We have produced a statement which summarises all the comments people made to us and our responses. This is available on request.

1 Introduction

This Document primarily supplements Core Strategy Policy CSP29 Design which states as follows:

Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- **topography, Green Infrastructure assets, important habitats, woodlands and other *natural features***
- **views and vistas to key buildings, landmarks, skylines and gateways**
- **heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:**
  - **Barnsley Town Centre**
  - **Penistone and the rural villages in the west of the borough**
  - **within and adjacent to Conservation Areas**

Development should:

- **contribute to place making and be of a high quality, that contributes to a healthy, safe *and sustainable environment***
- **help to transform the character of physical environments that have become run down and are lacking in distinctiveness**
- **enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people**
- **contribute towards creating attractive, sustainable and successful neighbourhoods**
- **achieve a Building For Life assessment rating of good or equivalent as a minimum, in developments of 10 or more dwellings**

Supplementary Planning Document: Residential Amenity and the Siting of Buildings

This SPD sets out the design principles that will apply to the consideration of planning applications for non residential buildings in proximity to existing residential properties. The Council is committed to maintaining a high standard of residential amenity in areas where new development is proposed.

For a development to make a positive impact it needs to be successfully integrated into the wider built environment in which it is located. To do this effectively new developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design (e.g. choice of materials, details such as position of windows, architectural features, walls/fences) and not cause undue loss of amenity to existing residents. In this respect outlook, amenity, privacy and daylight/sunlight are considered. Good design, layout and landscaping should be the aim of everyone involved in the development process. It is, therefore, the responsibility of the developer, their advisors and the Council to raise standards. This guidance is a first step in terms of raising standards and maintaining residential amenity.

You are advised to discuss your proposal with the Council at an early stage. Formal pre-application discussions can help avoid problems and delays once an application is submitted. Further information, including the Pre-application Advice Protocol and charges for this are available on our web site.

2 Guidelines for Development

The Council will assess your proposal for non residential development against the guidelines set out below. However, if your scheme matches these guidelines it does not necessarily mean that your application will be approved or that you have fulfilled your responsibility to achieve quality development. The guidelines should ensure that development which would have an unacceptable impact will be avoided. However, in some instances higher standards may be required and in other cases standards may be relaxed if there are mitigating circumstances and the development would result in overall benefits to the community and the environment.

2.1 Relationship with existing dwellings

The layout and design of new housing development must ensure that a high standard of privacy, light and outlook is obtained for existing residents where they live in close proximity.

Developers in the first instance should consider design led solutions to ensure layouts deliver high standards by avoiding:

1. close overlooking of the windows in any existing dwelling or its garden from the proposed development or inappropriate siting of security cameras.
2. the introduction or intensification of vehicular and pedestrian movements close to an existing dwelling, its garden or boundary.
3. the overbearing or overshadowing effect of new buildings on an existing dwelling or its garden.
4. the proximity of plant or machinery to existing dwellings
5. the proximity of security or other lighting to existing dwellings.
6. the proximity of outside compounds or storage areas to existing dwellings.

Supplementary Planning Document: Residential Amenity and the Siting of Buildings

Daylight & Sunlight

Daylight is an important factor in residential amenity. Daylight will be impaired by the siting of a structure which obstructs it directly in relation to its size and distance away. The Building Research Establishment, (BRE), made a number of recommendations in its report, "Site Layout Planning for Daylight and Sunlight 1991". Although these recommendations are not mandatory, they are clear indicators of achieving design quality in development schemes. One of the recommendations is that suitable daylight to a dwelling is achieved where an unobstructed vertical angle of 25 degrees can be drawn from the centre point of the lowest window, the 25 degree rule. See Appendix 1.

New developments should achieve this standard and demonstrate how day lighting of existing dwellings is safeguarded.

In terms of sunlight, the orientation and height of any new building to existing dwellings will be important, with buildings on the south east, south or south west side of dwellings potentially having the greatest effect on sunlight.

Separation Distances

The following guidelines for non residential buildings will be applied unless it can be demonstrated that a design led solution can allow a relaxation of standards whilst maintaining high levels of privacy, amenity and outlook:

1. Any building at single or two storey height should be a minimum 25m from the windows of any habitable rooms in any nearby dwelling or the distance required by the 25 and 45 degree rules for access to daylight, which ever is the greater. See Appendix 1.
2. Any building at 3 storey height should be a minimum 30m from the windows of any habitable room in any nearby dwelling or the distance required by the 25 and 45 degree rules for access to daylight, whichever is the greater and the depth/bulk of the building taken into account. The larger the building footprint the greater the distance should be from existing dwellings. For example, a building more than 20m long or wide behind or in front of the main windows to the habitable rooms of a dwelling should be a minimum 35m away.
3. Any building higher than 3 storeys will need careful assessment as to its suitability for the location, distance and orientation to any existing dwelling and a significantly greater separation distance may be required.
4. Distances between new buildings and existing dwellings may be relaxed depending on a number of factors including site level relationships, (i.e. if at a lower level), existing screening or landscaping between the existing and proposed buildings and location. Each case will be judged on its merits in relation to these varying factors and particularly where a difference in site levels effectively reduces the effect of the height of proposed buildings in relation to existing dwellings.
5. Full compliance with standards are expected in predominantly residential areas whereas they may be relaxed in town centre situations/higher density areas.

Supplementary Planning Document: Residential Amenity and the Siting of Buildings

6. Compliance with the suggested spacing criteria will usually provide most of the layout requirements for achieving satisfactory outlook, amenity and privacy and daylight/sunlight for conventional development. However, developments designed to control aspect or which employ screening may allow closer spacing, but sufficient, detailed information must be submitted to justify any relaxation.

Special Note; Under certain circumstances, the Building Regulations control the number and size of windows and door openings (unprotected areas) fronting a boundary in order to minimise the risk of fire spread over the relevant boundary, this may be in conflict with any planning requirements. For further information please telephone 01226 772678.

Outlook

Care should be taken over the siting of buildings, especially those close to existing dwellings and common boundaries as their proximity may result in an unacceptable overbearing impact even though all other amenity requirements have been achieved. Outlook is the visual amenity afforded by a dwelling's immediate surroundings, which can be adversely affected by the close siting of another structure. However, this does not extend to the protection of a person's particular view from a property as this is not a material planning consideration.

Making the best use of site characteristics, changes in level and the retention of mature trees and shrubs will greatly assist the potential for achieving satisfactory outlook. When a structure is placed too close to a window so that it completely dominates the outlook it will have an overbearing impact. This is also dependent on the footprint of the building and generally, the larger the footprint the greater the impact. Compliance with the separation distances set out above will usually ensure that reasonable levels of outlook are retained for neighbouring residents.

Privacy

New developments should be designed to protect the privacy of the occupiers of existing dwellings. This primarily covers accommodation forming habitable rooms, (bedrooms and living areas), *although consideration should also be given to effects on private areas of amenity closely related* to the dwelling, e.g. patio areas.

When developments are proposed near existing dwellings, special care needs to be placed on preventing windows in new buildings looking into the rear private areas of existing dwellings. Spacing standards, screening and design can help to mitigate this. e.g. high level, oriel or obscure windows. As privacy is eroded through the overlooking of existing dwellings, any significant change of ground levels can alter the effect of the separation distance. In these circumstances it will be important to provide a cross section to demonstrate the relative height between opposing accommodation.

Supplementary Planning Document: Residential Amenity and the Siting of Buildings

The incorporation of permanent screening between respective elevations can help reduce overlooking between buildings. Where adequate permanent, appropriate screening can be provided, it may be possible to reduce recommended separation distances, providing daylight/ sunlight and amenity provision is met. All proposals, which incorporate screening to reduce separation distances will be assessed on their own merits, but accurate cross sections will need to be provided with the application to demonstrate how privacy is achieved within the layout. The retention of existing, established, evergreen shrubs adjacent to a common boundary can constitute effective screening or other suitable size and species of trees, though care is needed to prevent undue overshadowing. The introduction of new planting can have a similar effect, but at sufficient size to provide a screening effect until mature, using species appropriate to the area's character. New planting will require a minimum two year maintenance period to establish.

2.2 Existing trees and hedgerows

If there are mature trees or hedgerows on your site the Council will expect them to be incorporated into the design and layout of the development and retained, wherever possible, for their visual, ecological and amenity protection value. Applications should be accompanied by an accurate site survey plan showing the position, spread, and species of all trees and hedgerows, and which are proposed to be retained. The spaces allowed for trees to be retained should be sufficient not just to safeguard the trees survival in the short term, but be sufficient to allow their long term development without interfering with the adjacent occupiers' enjoyment of their property in the future.

2.3 New planting

Consideration should be given at an early stage as to whether landscaping can assist in maintaining residential amenity. Any scheme should be designed to help the development fit into its surroundings and soften its visual impact. The planting of trees, hedges and shrubs can improve the appearance and help to protect the amenity of any existing adjacent residents. If appropriate, a landscaping scheme should be submitted with your planning application.

2.4 Walls and fences

The type and height of screen fencing or walls on boundaries with existing residential development can help protect residential amenity and are likely to be required as part of the scheme unless other boundary treatment exists or is proposed.

Supplementary Planning Document: Residential Amenity and the Siting of Buildings

1 Appendix 1

25 degree rule (back to back orientations)

Taking a horizontal line extending back from the centre point of the lowest window, draw a line upwards at 25 degrees. All built development facing a back window should be below the 25 degree line.

45 degree rule (back to side orientations)

Taking a horizontal line parallel to the back face of the building at the centre point of the lowest window closest to the boundary, draw a line 45 degrees upwards and another 45 degrees outwards towards the side boundary. All built development to the side of a back window should be below and behind these lines.

Supplementary Planning Document: Residential Amenity and the Siting of Buildings

Figure 1.1

