DESIGN AND ACCESS STATEMENT RELATED TO
A RESIDENTIAL DEVELOPMENT OF 1 DETACHED DWELLING,
WITHIN THE CURTILAGE OF 65 WHARFEDALE ROAD, GAWBER, BARNSLEY S75 2LJ
for W J Sleight and K Vallender

ASSESSMENT OF CONTEXT

Physical

Surroundings
The location of the site is within a well established residential settlement of Gawber.
The existing dwellings in the locality consist of a mix of two storey and single storey.

Site
The site has no special designation and has no buildings requiring demolition. It is relatively level and there are no listed buildings locally that would be affected by this proposal.
The site is part of the garden of 65 Wharfedale Road, (the host dwelling). 65 Whafedale Road occupies a generous corner plot and it is the large 'side' garden area on the corner which forms the application site.
After sub-division, the host dwelling will still have private amenity space that meets the current standards.
Access to the existing dwelling will not be affected by the proposal and the site lends itself to creating a suitable separate access for the new plot.
The host dwelling is a detached two storey house and there are existing dwellings to all sides. There is a roadway directly adjacent to two boundaries that 'wrap' around the corner.

Social

The proposal is for a single family dwelling so there will be no significant social consequences arising from it.

Economic

There will be short term economic benefits in favour of local building trade and local suppliers.

Planning Policies

The site is located in a 'housing policy' area.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the modest scale of this proposal, there has been no involvement with community members.

EVALUATION

It is considered that the proposal is an appropriate use for this surplus garden area. The site area is certainly large enough to accommodate the dwelling and provide an area of private garden and vehicle parking to meet current standards, introducing an additional family home into the area.

DESIGN

Use

The proposal is to create a single detached family dwelling, designed as a 'chalet style' bungalow with some bedroom accommodation contained within the roof void. A drive with a minimum of two car parking spaces will be provided within the curtilage of the site.

Amount

The proposed dwelling will have 4 bedrooms and will comply with the relevant standards set out in the **South Yorkshire Residential Design Guide**.

Layout

The plot layout has been designed to ensure separation distances between the new dwelling, the 'host' dwelling and the adjacent properties are compliant. Consideration has been given to the position of windows etc to ensure there are no overlooking implications. There will be appropriate areas of private garden space. Parking space for two cars within the site, will be available.

Scale

The scale of the dwelling will be appropriate in relation to the adjacent dwellings.
Locally there are a mix of both two storey and single storey dwellings and this proposal will therefore not present a disproportionate addition to the existing street-scene.
It is proposed to create a 'chalet style' dwelling in order to provide accommodation consistent with what would be expected for a 'family' dwelling.
Wharfedale Road has a gradual fall in a northerly direction as it passes the site frontage and so the profile of the new dwelling will present a suitable infill.

Landscaping

The existing hedgerow extending around the boundary corner will either be retained or at the very least replaced with a mix of more appropriate 'evergreen' species. There will be an opportunity to create new landscaping including carefully selected tree and shrub planting within the general garden areas all as part of the development.

Appearance

The external built form will be of good quality materials, harmonising with surrounding properties, consisting of a mix of both facing brick and stone faced elevations.

Access

The vehicular access will be via the new private drive access directly off Craven Wood Close. The access will have the required visibility/sight lines and will be surfaced and sealed, with no excessive gradients.
There will be a further pedestrian access, again off Craven Wood Close and entry into the dwelling will be compliant with the DDA regulations.