

Design and Access Statement in respect of the proposed conversion of a former shop building to form an aged persons dwelling adjacent to "Willow View", Brierley Road, Grimethorpe.

Site description / site uses:

The proposed conversion building is a single storey, cavity walled structure with an external skin of facing brickwork, below a dual pitched concrete tiled roof. Located to the rear of a garage annexe, to "Willow View", a two storey detached house, owned by the applicant, the building has previously been used in conjunction with a nursery business, formerly run by the applicant, now retired. The enclosed site also includes a further two storey detached dwelling in the south west corner and slightly elevated, built in 2002, for the applicant's son and daughter-in-law. The site is contained on two sides by a well-established hedge line, with semi-mature tree planting. To the western boundary, beyond the hedge line lie additional semi-mature trees, mainly aspens and sycamores, within a 16M wide grassed margin between the site and the adopted footpath to Brierley Road, which passes the site and from which access to the site is made. On the northern boundary, the site is defined by a timber panel and concrete post and panel fence, beyond a 6M wide tapered margin, containing mature shrub planting of flowering currant, laurel and lilac bushes, together with a mature weeping willow tree and an established rowan. These plants in conjunction with those planted in the neighbouring garden provide privacy to both buildings, the former shop and a stone-built, two storey farmhouse. To the east is a brick screen wall with timber infill panels, beyond which, at a distance, are a pair of semi detached houses, one of which is fully rendered. The hedgerow to the southern boundary, beyond the rear garden to Willow View, is an established hedge, uncut to provide screening and privacy from the adjacent Public Open Space. It is not intended to remove any of the trees, hedges or boundary fences as part of the works, apart for the sand storage bins, built in blockwork, adjacent to the northern boundary. No trees exist which may impinge upon the proposals. An adequate drive, together with parking and turning spaces already exist on site, to serve both Willow View and the additional dwelling.

Surrounding Uses:

As described previously, the site already contains two dwellings, one of which is occupied by the applicant's immediate family. Having recently retired, the applicant and his wife have concluded that their current dwelling, Willow View, is too large for their current and future needs, and that the conversion of what is a redundant building, to provide them with more compact, manageable and economic accommodation would be beneficial, allowing their other son and his family to better use a family home. Such reuse of an existing building within a sustainable urban context, is in keeping with Central, Regional and Local Government key policies as outlined later. The site is within the centre of Grimethorpe, a well-established community, which after many years of difficulty, is subject of extensive regeneration and rebuilding and since the site is obviously within a residential zone, the conversion of this building for residential use seems entirely appropriate for the site, allowing for two way support for three generations of family members both now and in the future.

Buildings / Character:

As outlined earlier, the character of the area contains 2 storey dwellings in a mixture of materials. Since the building already exists, it is considered that the conversion, including the modest extension as shown on the enclosed plans, will have minimal on the general character of the area, other than improve an existing building.

Social Context:

It is considered that the proposed use of the site will have a very positive effect on the social context of one family in the area, namely that of the applicant.

Economic Context:

It is considered that the proposed use of the site will have a positive effect on the economic context of the applicant and his wife, by providing them with a more economic dwelling for their reduced needs, and on the area in general by better land use and additional support by another family to local services.

Access Route:

The existing access route across the landscaped margin, which serves both the adjacent farmhouse and Willow View, as laid by BMBC, is a tarmac surface, but not to adoptable standards. It is considered, however, sufficient to accept domestic traffic, at present, and serves both Willow View and the former shop. The width of this access way and the internal drive, comprising of imprinted concrete, exceeds 4.1M; the areas of driveway and turning space within the site exceed the requirements for an additional dwelling.

Access to local services / transportation:

The site is situated in the centre of Grimethorpe, close to businesses in both directions along the main streets that form the centre spine of the village. These are listed below and most are within easy walking distance of the site:

Pentecostal church, opposite the site;

Acorn Centre, offering a variety of communal facilities;

Park Springs Industrial Estate, offering employment and start up business opportunities;

Netto supermarket, new chemist and Health Centre on High Street;

Co-op supermarket on Cemetery Road, near to Red Rum (P.H.) at the junction with Nancy Road, where a general store exists opposite a primary school;

A chapel, newly erected gym and church on St. Luke's Way,

2 dentists; hand car wash facility;

A working men's club and ex servicemen's club;

2 fish and chip shops and 2 take-away outlets;

2 garages, providing MOT testing and repair, together with auto electrical repair station;

a medal shop; a butchers; a bakery; a newsagents; a post office; a charity shop; a flower shop;

a greengrocers; a hair salon; a beauty salon + 2 general stores;

Milefield primary school;

Willowgarth Comprehensive school.

In addition to these varied facilities, local bus stops, next to the site, provide regular services between Barnsley and Doncaster, with links to national and international travel outlets.

Any special designation:

Neither the surrounding area nor the site are within a site of special designation. Matters relating to listing are not applicable.

Natural features / topography/ gradient:

To the east and south of the proposed conversion, garden areas exist for the two dwellings already on site. It is proposed that no real demarcation in the form of fencing shall be provided between the separate properties since all parties are close family members, but by subsequent planting, it is intended that areas of screening can be achieved by mutual consent and agreement to the benefit of the whole site. Meantime the existing enclosure of the site is to be maintained. About the proposed conversion, the site is generally level and, since a suspended insulated floor is proposed, a ramped access to the main entrance, with level landings, etc., will be formed in accordance with Part "M" of the Building Regs.

Overshadowing / overlooking:

The proposed conversion is sited to the north east of the adjacent dwelling, Willow View, and will, therefore, not overshadow this house. Any overshadowing of the conversion, by Willow View, will be to an elevation with limited fenestration only, effecting as it will bathroom / ensuite windows for part of the day, which will be obscure glazed to maintain privacy for each dwelling. There will be no overshadowing either from, or upon the second dwelling on site, due to the separation distance between the two buildings. Similarly, due to the distance from, and the siting of the proposed conversion from the adjacent neighbours to the north and east, there will be no overshadowing and overlooking difficulties.

Planning Policies:

The relevant national, regional and local policies are as follows:

National policies are set out in Planning Policy Statement 3, Housing, (PPS3), which supersedes Planning Policy Guidance Note 3, Housing, but still maintains, as a government objectives, that LPAs should provide sufficient land for housing development that gives priority to reusing previously developed land in urban areas, in preference to the development of Greenfield sites, and creates more sustainable patterns of development by essentially building close to existing facilities and services, thereby supporting the same. The statement advocates increasing the density of development within urban areas. This development will, in a small way, contribute to these objectives, being built upon previously developed land, located in a sustainable location, close to shops and services, without the need to travel and finding, through conversion, an alternative use for a now redundant building.

Regional policy is set down in the Draft Regional Spatial Strategy for Yorkshire and Humberside, Policy P1:

Strategic Patterns of development:

Location Principles:

- a) Policies should be developed that minimise the need for Greenfield development and the need to travel;
- b) Wherever possible development should be located within urban areas.

Policy H1:

Distribution of new housing:

- a) Development plans should include appropriate policies and proposals so as to achieve the annual additions to the housing stock set out in Table H1 over a period 1998 – 2016.
- b) The regional target for the proportion of housing development taking place on previously developed land and through the conversion of existing buildings is 60% over a period 1998-2016.

Strategic Planning Area Annual Provisional Target for Barnsley: 810; 49%. Although on a very minor scale, during a period of economic depression, this proposal will contribute to this

total, and being in an urban setting on previously developed land, will help to reduce the pressure on Greenfield land.

Local Policies:

These are currently under review and will be covered by the Barnsley Local Development Framework, which it is anticipated will support the Government's approach to the reuse of previously developed land and it is expected that the supply of new housing from Brownfield and windfall sites, together with conversions, will remain high.

In applying for this planning permission, account has been taken of policies H6 and T2.

It is considered that the application meets all three main criteria of policy H6 in that it is located within the limits of an existing settlement, makes use of previously developed land and comprises of infill within an existing settlement. Moreover, the scheme meets the five further criteria, in that it would be compatible with the settlement's size, character, location, setting and amenities; also it would accord with transport policies, relating to new development, particularly policy T2, taking proper account of transport and land use relationships and it would provide a high standard of mixed type housing and the built environment. T2 requires that new development is located in accessible locations to ensure sustainable developments.

Involvement of the local Community:

As outlined earlier, the site is very enclosed by established planting on three sides and, although situated in the centre of an established community, is largely screened from neighbouring activities. The proposal is for the conversion of an existing redundant building, currently on site, and it is considered that, since the proposals will have a minimal impact upon neighbouring properties, other than those within the confines of the site, one of which is owned by the applicant and the other by immediate family members, who are in favour of the proposals, further consultation, on the part of the applicant is unnecessary.

Amount / appearance / materials and scale:

The proposal is for the conversion of an existing single storey dwelling, formerly used in conjunction with a nursery business, to form a new aged person's dwelling. The current roof formation uses gang nail trusses, which, although to a steep pitch, do not allow the provision of bedroom accommodation at first floor level. As part of the works, this roof is to be replaced with attic trusses to provide a master and guest's bedroom within the roof space, in addition to a minor front extension as shown to the proposed lounge to enhance the front elevation of the existing building and better relate in scale to the other buildings onsite, whilst remaining a fairly modest dwelling. Materials will relate to the existing development.

Layout:

Relative locations of different uses: Not applicable.

Accessibility and travel distances: Not applicable.

Crime prevention:

As described earlier the site is contained on all four sides and will be occupied by close family members upon completion, who will obviously be aware of family movements, etc. The site will, therefore, be self-policing to a great extent. Security features will naturally be incorporated into the conversion works.

• Landscaping:

As outlined earlier, the existing areas will be retained and supplemented by additional planting to suit family requirements as the scheme develops.

Access for mobility users:

Externally and internally, matters relating to Part “M” of the Building Regulations will be incorporated. The possible future requirement for a ground floor bedroom and bathing facilities will be by the conversion of the study to a bedroom and the initial provision of a ground floor bathroom.