PLANNING and DESIGN and ACCESS STATEMENT

OUTLINE APPLICATION INCLUDING SITING, and ACCESS

4 DWELLINGS

SHAW LANE

CARLTON

BARNSLEY

S71 3HG

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INTRODUCTION

1.This is an Outline application for 4 dwellings including the consideration of access and siting.

SITE and SURROUNDINGS

2.The site amounts to approximately 0.137 hectares (0.33 acres) within a residential area on the eastern edge of Carlton.

3.It is adjacent to a former public house, recently grated permission to convert to apartments. Opposite is a residential estate with frontage dwellings side-on to the road. To the immediate east is a regenerated wooded area and beyond is a residential development, including a terrace of dwellings and an estate recently granted permission. To the south is vacant land containing regenerated woodland and then a food factory, approximately 200metres from the rear boundary of the site. The site forms part of the wider area of vacant land. The western end of the site contains a a hard-standing and access formerly used by the pub



Figure 1 Aerial view of the site

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4.A tree survey is submitted with the application, which describes and assesses the trees and shrubs on the site.



Figure 2 Frontage of the site



Figure 3 View across western end of the site towards food factory

PROPOSAL

5.The proposal is for four dwellings including two detached and two semis–detached. The siting has been arranged around the need to protect the trees of value on the site and ensure adequate clearance of the rising water main, which crosses the rear part of the site.

6.The detached dwelling will probably be 4 bedrooms whilst the semis will be 3 bedroomed.

7.The tree report assesses the quality of the trees in terms of their physiology, structure, life expectancy and amenity value. The ranking consists of A – very good, B –good, C- low or average quality U-no real quality. Appendix 4 illustrates the site contains category B and C trees. All the trees are to remain apart for a group of category C trees (G 4 in tree report, Appendix 5), which

are in the middle of the site and effectively unavoidable. (See figure 4 below) The tree report states that these trees are naturally regenerated sycamore and elder, which are of limited long-term value.

8.It is intended that there will be extra planting submitted as part of reserved matters. The layout allows for generous planting at the eastern end of the site where there is limited development. This part of the site will contain the garage for plot 3 which will utilize a shared drive with plot 4.



Figure 4 Self regenerated sycamore and elder to be removed

9. In landscape terms, the reserved matters will confirm extra planting and measures to protect the existing trees. Any surfaces in root protection areas will be soft and permeable to avoid excavation and root damage.

10.It is intended that a SUDS system of drainage will be implemented

11.The parking provision will be a minimum of two spaces per dwelling, which will include a garage for each dwelling.

DESIGN ASSESSMENT

12.We have sought pre-application advice from James Hyde, Planning Officer and sought to respond to it.

13.Initially, 5 dwellings were proposed which raised concerns about impact on trees and access arrangements. At the request of officers, the scheme has been reduced to 4 dwellings, which, in particular, has overcome the concerns regarding the impact on tree T3. (See Tree Report)

14.Issues were raised about the varying front building lines of the dwellings and their poor relationship. The removal of the extra dwelling has meant that the 4 remaining dwellings are now more closely related and the concern reading the "isolated" positioning of the fifth dwelling on the eastern edge of the site has been overcome.

15.The relative building lines remain variable due to the configuration of the site and the easement of the rising main.

16.The varied building line is not considered an overriding problem in planning terms. There is no design code that requires conformity to a strict building line. Indeed, the differences in the front building line creates a degree of informality, which is appropriate in this location where effectively there is no strong building line to relate to either side.

17.The public house is significantly set back and stands independently in its curtilage. The residential development opposite contains dwellings sited "side –on" to the road. There is no development immediately to the east and then there is a

traditional terrace set hard up against he highway. There is, therefore, no established building line pattern and no case to resist the development on this basis. Indeed, there is a case to say that the relative staggering of the building line creates interest and variety, which is needed to create a sense of "place" amidst the monotony of surrounding suburban development.

18.The siting of the dwellings allows for significant areas of mature planting across the frontage of the site, which will create an attractive street scene with a sense of enclosure. Extra landscaping details will be submitted with the reserved matters application.

PLANNING POLICY

19.The saved UDP policies are the immediate relevant policies. The site is within a housing area and there is no objection, in principle to residential development.

Policy H8A states

THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

Policy H8D

PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC

PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

20.n addition, the Council's Supplementary Planning Document (SPD) "Designing New Housing Development" adopted in 2012 must be taken into account

21.The design assessment above explains the merits of the layout in design and landscaping terms and it is submitted that the scheme is in conformity with UDP and SPD policies and guidelines.

22.Regarding the SPD, there is conformity with the various spaces about dwellings guidelines. The minimum front elevation to side gable of the dwellings opposite is 15.5 metres, which meets the required 12 metres. The garden areas are significantly in excess of the required minimum of 60 square metres.

23.The juxtaposition of the dwellings is such that there will be no direct overlooking of private garden areas.

PARKING and ACCESS

24.The layout meets the requirements of the South Yorkshire Design Guide with respect to access drive widths and parking space design and conforms with the Council's SPD "Parking Guidelines" and provides 2 spaces for dwellings with 3 or more bedrooms.

25.The layout allows for on-site vehicular tuning so cars do not have to reverse onto the highway.

26.The site is flat allowing for effective disabled access.

COAL MINING RISK ASSESSMENT

27.The site is not within an area where this is required

FLOOD RISK

28.The site is not within a flood risk zone

SUMMARY

29. This development will help the Council meets its housing targets. It conforms in principle to UDP policies and meets the various design guidelines referred to.

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