

DESIGN AND ACCESS STATEMENT

FOR

TWO 2- BEDROOM RETIREMENT BUNGALOWS, THE FLOUCH MEWS

WHAMMS ROAD, HAZELHEAD, PENISTONE, SHEFFIELD S36 4HH

PREPARED BY BRIAN DUNN & ASSOCIATES LIMITED

120 HUDDERSFIELD ROAD, PENISTONE, SHEFFIELD S36 7BX

LOCATION AND SITE HISTORY

The Flouch Mews residential development is situated in the hamlet of Hazelhead on the edge of the Peak District, within easy reach by private or public transport of Penistone, Holmfirth, Stocksbridge and Barnsley. Timber fences and hedges historically define the north and east boundaries of the site and the dry stone walls on the Whamms Road and Manchester Road (East) boundaries have also remained unchanged since the 1930s apart from the entrance at the junction of the two roads and an entrance on Whamms Road near the northern boundary that were closed with matching dry stone walling as part of the design for planning application number 2011/0223. The present entrance to the site was previously used as the service road to the rear of the Flouch Inn and the two retirement bungalows are to be located on part of the vehicle parking area in front of the building,

The parishes of Dunford, Langsett and Millhouse Green together with Hazelhead and the settlements within a two miles radius of Hazelhead form the Local Community, whose residents aged 55 and over wanting to downsize will be eligible to purchase the retirement bungalows at affordable prices, in accordance with the NPPF. The eligible residents in the Local Community wanting a larger home would be the preferred purchasers, making their homes available for other residents within the local community to purchase.

We have been appointed sole sales agents by the developer and we shall ensure that this clause in the NPPF and the wishes of Barnsley MBC are adhered to.

The five existing houses on the Flouch Mews development are fully occupied and their owners also own the land on which the internal road fronting their homes has been constructed, the remainder of the site including the two plots for the proposed retirement bungalows is owned by Imperial Homes Yorkshire Limited, the developers who will build the two retirement bungalows, using the same natural local stone for the external walls,

top quality double glazing window units and doors, as before and employing the same expert craftsmen.

The retirement bungalows will also have the latest specification for insulation through-out the buildings, heat pumps will be installed as well as solar panels to improve the supply of green energy, electric charging points will be located in the garages and tiles with bat roosting facilities will be incorporated in the ridges of the roofs.

There is a Mutual Right of Way from the security gates at the entrance of the site on Old Manchester Road (East) to and including house number 5 and this will be extended when the internal road fronting the two retirement bungalows is completed.

A holding company has been formed by Imperial Homes Yorkshire Limited whose members are themselves and the owners of the five existing houses for maintenance purposes. The owners of the two retirement bungalows will be added to the holding company at the appropriate time.

PREVIOUS PLANNING APPLICATIONS.

1. Detail Planning Application no. 2011/0223 for five houses granted on the 12th April 2011*
2. Detail Planning Application no. 2012/0265 for five houses granted on the 30th May 2012.
3. Detail Planning Application no. 2017/0989 to vary the above Approval no. 2012/0265.
4. Outline Planning Application no. 2017/1366 for three houses Refused on 4th May 2018

The Appeal against this decision was also refused.

5. Detail Planning Application no. 2019/0493 for three houses Refused on the 8th July 2019 *
6. Detail Planning Application number 2021/0768. Refused on the 3rd. September 2021 *

(Note: We submitted the planning applications on behalf of our client marked *)

The reason for the Council's decision to refuse the planning applications we submitted on behalf of our clients, Imperial Homes Yorkshire Limited, No.2019/1336 and 2021/0768 were because they did not comply with the NPPF in the Town & County Planning Act 2019.

We have taken notice of the reason for refusal of the previous two planning applications and the present planning application has been designed to address those reasons.

REFERENCES

The Town & Country Planning Act 2021 "Protecting the Green Belt".

Clause 149 "Proposals affecting the Green Belt"

a. b. c. d. are not applicable

e. Limited infilling in villages - applicable

f. Limited affordable housing for local communities – applicable

g. Total development not to exceed the building it replaces – applicable.

- * not having a greater impact on the openness of the Green Belt than the existing development.
- * not cause substantial harm to the openness of the Green Belt where the development would re-use previously developed land and contribute to the meeting of identified affordable housing need within the area of the local planning authority.

STATEMENT IN SUPPORT OF THE PLANNING APPLICATION

The two retirement bungalows will provide affordable homes for two families in the Local Community as limited in-filling in the hamlet of Hazelhead, without affecting the openness of the Green Belt. Being single storey buildings the additional floor areas when added to floor area of the existing houses will still be within the total floor area of the former Flouch Inn building, that they will replace. They will also be the first links in the chains of homes to benefit the residents in the Local Community and we trust that this planning application, which is in accordance with the NPPF in the Town & Country Planning Acts 2019/2021 will be approved by the Barnsley MBC planning officers and the Planning Committee