

**PLANNING / DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED DEVELOPMENT OF 1 No. DETACHED DWELLING ON A SITE LOCATED
OFF DANCE LANE, CRANE MOOR, BARNLSLEY.**

GENERAL STATEMENT

This is an outline application for a residential development of 1 detached dwelling.

The site is allocated as 'urban fabric' on the local plan and the planning department have provided affirmation that residential development may be acceptable in principle.

Although this application is for outline planning permission, issues that will be relevant are addressed within this document and the attached drawings. These include an indication of the intended scale of development, drainage proposals, flood risk information, access and impact on the adjacent green belt.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area sits to the south of a group of houses at the end of Cliffe Avenue which is located on the south-eastern edge of the village of Crane Moor.

Cliffe Avenue consists of a mix of two storey and single storey dwellings both detached and semi detached.

An area of wooded land sits to the south of the site, on the opposite side of an existing access road and this woodland extends up to the edge of Dance Lane. Beyond Dance Lane there is open farm land. To the east of the site is a small sewage treatment plant, beyond which is open farm land. To the west of the site immediately across Dance Lane are 2 or 3 residential dwellings with farmland beyond.

Site

The site itself is located off Dance Lane and to the south of Cliffe Avenue and consists of land that has previously been used for domestic garages. This is evident from the concrete bases indicated on the topographic site plan. There were five such garage plots that were accessed from the existing drive from Dance Lane. This access drive extends in an eastward direction from Dance Lane and is included within the application site. YW also have a ROW along this drive to gain access to the existing sewage works to the east. The application site, plot 'B', edged red on the location plan, sits between plot 'A', which was granted approval for a detached dwelling in 2013 (ref: 2012/1203) with a subsequent 'Variation of Conditions' approval in 2016 and the adjacent sewage works to the east. The site abuts the curtilages of dwellings on the end of Cliffe Avenue to the north. The site slopes upwards from the access drive off Dance Lane, towards Cliffe Avenue so the proposed dwelling will be built 'into' this sloping site.

Importantly, we consider the proposed dwelling will contribute in a positive way to the reinforcing of the 'rounding off' of the settlement on the end of Cliffe Avenue, a factor which originally played a part in the decision to grant approval to the dwelling on plot 'A'. ***The block plans denoted as sheets 'X' and 'Y' demonstrate this.***

There is also land to the south of the access drive that extends down to Crane Moor Beck. This land is designated as green belt and although this portion of land is not part of the application site, it will ultimately be in the ownership of the applicant. This will allow for the heavy tree screening and the natural landscape on this land to be retained and managed in a responsible way. The access drive is in the ownership of plots A and B with a 'right of way' granted in favour of YW, to allow access to the sewage works to the east.

There are a number of utility services on the site and their presence has been addressed within the design proposals. Discussions have taken place with both YW and Northern Powergrid to determine what exists and how, in the case of the existing sewer that crosses the site, this can be suitably diverted to facilitate the development.

The existing underground power cable that is located on the site has also been identified.

The diverted sewer and this underground cable have been taken into account when determining the footprint position of the proposed dwelling.

Documentation / drawings related to these services are included within the submitted details, including where necessary statements from the utility providers confirming their agreement in principle to any diversion works. The only trees on the application site are few in number and are located on the site boundaries. These trees and the RPA's are far enough away from the intended footprint position of the dwelling to ensure that they would neither be affected by or affect the development.

No trees will be removed from the application site as part of this proposal.

There are no buildings on the site requiring demolition and there are no listed buildings in the proximity that could be affected by the development.

Drainage and flood risk

The proposed dwelling will have a connection for foul waste to the existing combined sewer passing through the site, which is to be diverted as agreed in principle with YW.

Surface water will be harvested where possible but otherwise surface water will drain to a 'stormcell' retention system and discharge under controlled measures to the adjacent beck, all as previously approved for plot 'A'.

For information purposes, the flood risk prepared for the dwelling on plot 'A' also included the land identified as plot 'B'. **This report is included within documentation submitted with this application.**

The report concluded that there were no relevant flooding issues but made a number of recommendations that will also be relevant in respect of the proposed dwelling. These are identified in paragraph 7.1 of the report.

Adjacent sewerage works

A document is included as part of this submission entitled 'sewerage issues'.

This is an extract from an earlier inspector's report and deals with the possibility of a detrimental effect on any residents by virtue of the proximity of the sewerage works.

It is clear from the inspector's responses set out in paragraphs 19 to 23 inclusive that he does not consider any of the issues raised, to be of concern insofar as they would cause a nuisance to future occupiers.

Mining legacy issues

After researching the coal authority mapping service, the site does not fall within a 'Development High Risk Area', so a CMRA is not required. Furthermore, SYMAS have also been consulted and have stated that a CMRA would only be required if any new building was to be built within 20m of any recorded mine entry or adit. There are in fact two adits recorded on the coal authority report, one is comfortably beyond the site boundary and the other is on the site boundary. Importantly however, any new building will be at least 20m away from these recorded adit locations.

A copy of a coal mining report is included for information purposes, as part of the submission documents.

Impact on the openness of the Green Belt

We consider that the impact on the openness of the green belt will be negligible.

It is clear from the topography of the site and surrounding landscape features that the proposed dwelling will remain unseen from most vantage points beyond the site boundaries.

It will be virtually hidden from view from any point on Dance Lane due to the heavy wooded screening to the south of the site, but it is accepted that during winter months when the tree foliage is reduced, glimpses of the dwelling may be possible through the trees but these in our opinion will be negligible.

At the entrance to the site from Dance Lane, again the proposed dwelling will be obscured by the gable of the dwelling on plot 'A' and by the natural bend in the site when viewed from Dance Lane.

Any long distance views towards the site from Gudgeon Hole Lane on higher ground to the east are so far away and in the main tree screened, that they will have little impact.

As the dwelling is essentially within a hollow to the south of Cliffe Avenue and robustly screened from view with woodland from Dance Lane, the only true vantage point from which to see the dwelling will be from the end of turning area at the end of Cliffe Avenue.

Social

Due to this relatively small scale development, it is considered that there will be no significant social effects as a result of the proposal.

Economic

During the construction of the proposed development there will be an opportunity for job creation for construction workers but these will be of a temporary nature. There is obviously the potential for certain businesses to be supported by this project in the short term, e.g. builders merchants and suppliers.

Planning Policies

We consider the proposal would accord with local planning policies. The result will be the addition of one modest dwelling within a well established residential settlement.

As mentioned earlier discussions did take place with the planning authority, with affirmation that the site is allocated as 'urban fabric' on the local plan and that residential development may be acceptable in principle.

DESIGN

This is an outline application, if approved most of the content within this section will be covered within a reserved matters application at a later date.

Use

The proposal is to erect a detached two storey dwelling incorporating an integral garage facility.

Amount

The dwelling will be either a 3 or 4 bed property with an appropriate level of reception and utility areas.

Layout

The footprint of the proposed dwelling will sit alongside the dwelling previously approved for plot 'A' and help to reinforce the perception of a 'rounding off' of the settlement on the end of Cliffe Avenue.

When built, the dwelling should sit appropriately and proportionately, giving the perception of 'infill' between the approved dwelling on plot 'A' and the existing two storey dwelling, no 12 Cliffe Avenue.

The dwelling will be detached and built into the hillside, taking advantage of the views to the south.

Garden areas are predominantly located on the southern, eastern and northern sides of the dwelling.

There will be no overlooking or overshadowing in relation to neighbouring properties.

Scale

The dwelling will be of an appropriate scale and two storeys in height when viewed from the south but as the dwelling will be built into the hillside, the scale of the building will appear smaller when viewed from the Cliffe Avenue. The dwelling will reflect the scale and proportion of the previously approved dwelling on plot 'A' but importantly will be considerably lower than the existing dwellings to the north, on Cliffe Avenue.

Landscaping

The existing trees on the site will remain and be reinforced by additional sensitively designed landscaping. The trees on the application site are few in number and are located on the site boundaries. These trees and the RPA's are far enough away from the intended footprint position of the dwelling to ensure that they would neither be affected by or affect the development.

Some of the garden area will be a wild flower meadow to create a more natural transition between the domestic nature of garden close to the dwelling and the more natural landscape beyond the site boundaries.

Appearance

The external appearance will be dealt with as part of a future reserved matters application.

Access

Access to the site will be from the established drive from Dance Lane. This is also the approved access drive to serve the dwelling already approved on plot 'A'.

A parking facility for at least two cars will be located within the site curtilage.

Access into the dwelling will be fully DDA compliant, extending from the parking space to the main entrance.

This footway link will be carefully integrated into the finished landscape for the site.