FOR OFFICE USE

Application No. 2009/0119

Date Received 21/1/9

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BARNSLEY
Metropolitan Borough Council

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: GAJ DEVELOPMENTS LTD

Street address: C/O AGENT

Town/City

County:

Country:

Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Robert | Surname: Agus

Company name: WHITE AGUS PARTNERSHIP

Street address: 128b
New Road
Staincross

Town/City: Barnsley

County: South Yorkshire

Country: England

Postcode: S75 6PP

	Country Code	National Number	Extension Number
Telephone number:		01226 208482	
Mobile number:			
Fax number:			

Email address: agus@btinternet.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

DEMOLITION OF EXISTING DWELLINGS AND THE ERECTION OF 4 TOWN HOUSES

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 21 Suffix:

House name:

Street address: Higham Common Road

Barugh Green

Town/City: BARNSLEY

County:

Postcode: S75 1LD

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 431054

Northing: 407964

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ◉ Yes ○ No

Is a new or altered pedestrian access proposed to or from the public highway? ◉ Yes ○ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ drawings(s)

WHITE AGUS PARTNERSHIP DRAWING 08-078-01

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

EACH DWELLING HAS SPACE IN THE REAR GARDED AREAS FOR BIN STORAGE. ACCESS FOR BIN REMOVAL HAS BEEN PROVIDED TO EACH REAR GARDEN.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

EACH DWELLING HAS SPACE IN THE REAR GARDED AREAS FOR BIN STORAGE. ACCESS FOR BIN REMOVAL HAS BEEN PROVIDED TO EACH REAR GARDEN.
ALL SUBJECT TO PROVISION OF SUITABLE BINS AND COLLECTION SERVICE BY LOCAL AUTHORITY

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

FACING BRICKWORK WITH TILE HANGING TO MANSARD AREAS

Description of *proposed* materials and finishes:

NATURAL/ART STONE AND FACING BRICKWORK

Roof - description:

Description of *existing* materials and finishes:

INTERLOCKING CONCRETE TILES

Description of *proposed* materials and finishes:

INTERLOCKING CONCRETE TILES

10. Materials (continued)

Windows - description:

Description of *existing* materials and finishes:

WHITE UPVC/PAINTED TIMBER

Description of *proposed* materials and finishes:

WHITE UPVC

Doors - description:

Description of *existing* materials and finishes:

WHITE UPVC/PAINTED TIMBER

Description of *proposed* materials and finishes:

WHITE UPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

BRICKWORK/PRIVET/TIMBER PANEL

Description of *proposed* materials and finishes:

BRICKWORK/PRIVET/TIMBER PANEL

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

CONCRETE & PAVING SLABS

Description of *proposed* materials and finishes:

TARMAC/BLOCK PAVING

Lighting - add description

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

NONE

Others - description:

Type of other material: NONE

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

NONE

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	5	3

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

TO EXISTING ONSITE DRAINAGE

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

NEW DWELLINGS TO CONNECT INTO EXISITNG ONSITE DRAINAGE SYSTEM.
LOCATION AND DETAILS OF CONNECTION TO BE AGREED WITH THE BUILDING CONTROL OFFICER ON SITE.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

18. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		4			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 4

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			2		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 2

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	2

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 00.07 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: WHITE AGUS PARTNERSHIP Surname: WHITE AGUS PARTNERSHIP

Person role: Agent Declaration date: 21/01/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) [illegible] of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr | First Name: WHITE AGUS PARTNERSHIP | Surname: WHITE AGUS PARTNERSHIP

Person role: Agent | Declaration date: 21/01/2009 | ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 21/01/2009

PROPOSED DWELLINGS

at

SITE OF
21 & 23 HIGHAM COMMON ROAD
BARUGH GREEN
BARNSLEY

for

GAJ DEVELOPMENTS LTD

DESIGN AND ACCESS STATEMENT

Prepared By

WHITE AGUS PARTNERSHIP

BACKGROUND

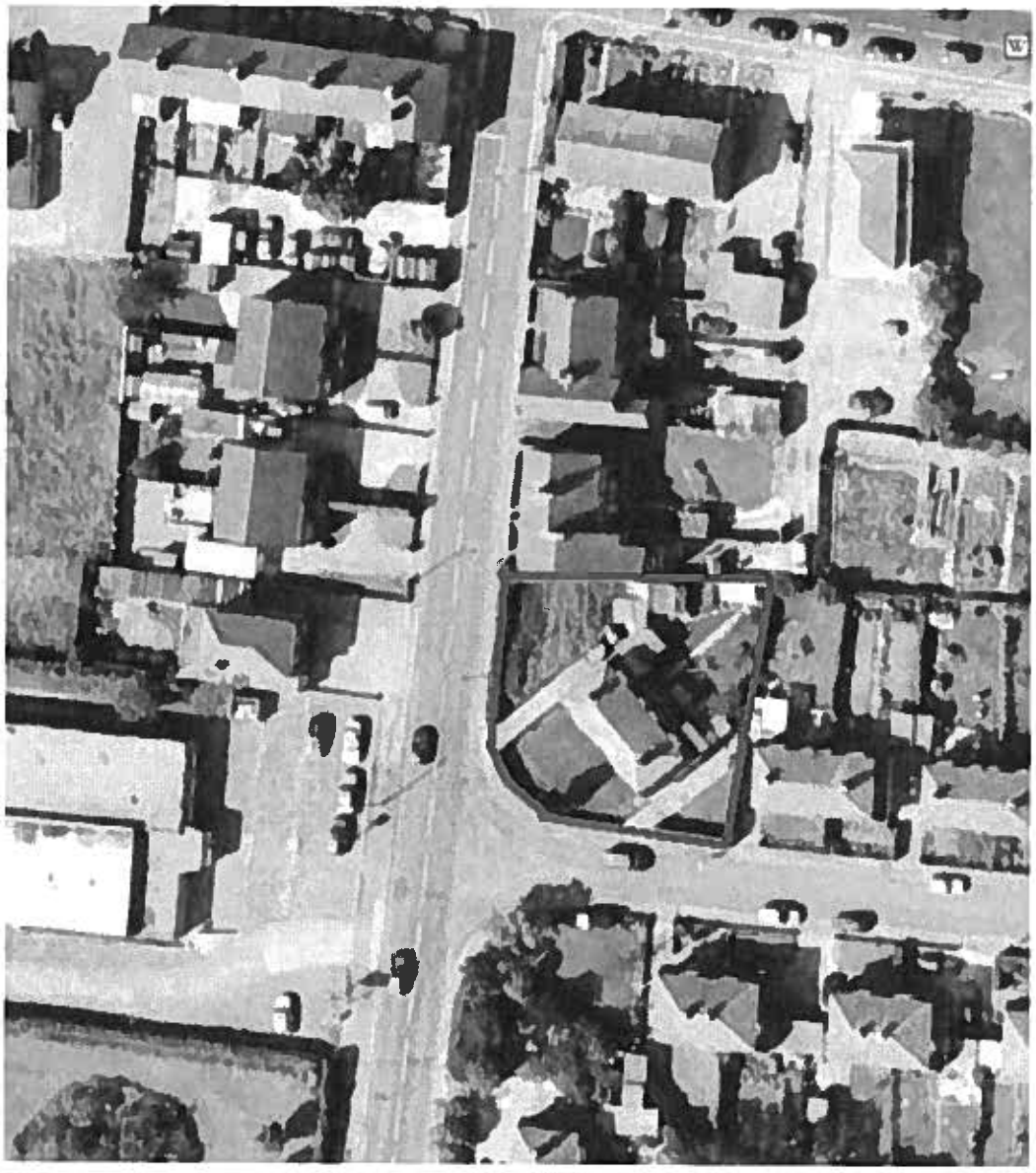
The Application is for the demolition of the existing pair of semi-detached dwellings and the erection of four Town Houses.

1 THE SITE

The site is a corner plot on the junction of Higham Common Road and St Austell Dive at Barugh Green Barnsley.

Barugh Green is a village in the metropolitan borough of Barnsley in South Yorkshire,

Higham Common Road is to the west of the site with St Austell Drive to the south.





EXISTING FRONT ELEVATION

The property lies at the junction of Higham Common Road and St Austell Drive, both being adopted highways. Access to each property is via a single width driveway direct from the highway and situated on the angle of the junction.

The existing properties are two storey semi-detached dwellings with mansard roof. The masonry to ground floor level is facing brickwork with tile hanging to the sloping section of the mansard.

Immediately to the north of the site are a row of stone fronted, traditionally constructed terrace houses.



EXISTING TERRACE PROPERTIES

The site lies within an established residential area that is zoned as housing policy on the UDP.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area

The site is designated as Housing Policy area on the UDP.

The site lies within the confines of the existing settlement, is 'brownfield' and is not safeguarded for other purposes.

Access to the existing property is from Quarry Hill Road. This access will be retained.

2 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposal is to demolish the existing dwellings and construct four new townhouses.

The style of the proposed dwellings will relate to the existing adjacent terrace properties.

Care has been taken to ensue that the (unauthorised) window on the gable of 19 Higham Common Road has not been obscured.

The size and accommodation proposed for the proposed dwellings is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

There will be no increased overshadowing or overlooking of adjacent residential properties as a result of the proposed development.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the scheme was governed by the location of the proposed access, existing building lines and separation distances to surrounding dwellings

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

3 ACCESS

The existing access, serving the dwelling on site, will be removed and the footway, kerbing etc will be reinstated to Local Authority requirements. It is proposed that a new access be formed to a communal parking area that will allow vehicles to enter and leave the site in forward gear.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

4 ASSESMENT

The proposed development is within an existing settlement and therefore complies with Local and National policies relating to residential development.

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

Dwellings of the type proposed are fully compatible with the general character of the locality.

Overshadowing of adjacent properties, as a result of the proposed development will not be to an unacceptable level due to the separation distances between properties.

Principal windows to habitable rooms have been positioned to make maximum advantage of the extensive views from the site and to ensure that direct views onto boundaries is minimised.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density and scale of the proposed development is acceptable in relation to the surroundings.