DCLG CIRCULAR 01/2006

DESIGN AND ACCESS STATEMENT

SUBMITTED IN SUPPORT OF FULL PLANNING APPLICATION FOR 1 NO DWELLING

104 NEWTOWN AVE ROYSTON
BARNSLEY

MR & MRS HOWSON

NOVEMBER 2009

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Introduction.

This Design and Access Statement to Barnsley Metropolitan Borough Council is submitted in support of the above mentioned application. The submission is made as part of the newly adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for planning applications to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE publication, "Design and Access Statements" and the Council's guidance note "Design and Access Statements – Summary".

This proposal is submitted in full for the development of 1 No dwelling. The application is supported by full design drawings showing layout and elevations.

i) Background

a) Site Assessment.

The subject site extends to some 0.04 hectares or thereabouts and forms an area of garden land associated with the occupation of the adjacent property 104 Newtown Avenue.

The site forms an urban infill plot located between existing properties fronting on to Oakwood Road. The land is relatively flat and the site is located between a traditional semi-detached house and open playing fields.

The site is located just off main bus routes and is located within a sustainable urban location in close proximity to local services, schooling and shopping in Royston. The site is in a predominantly residential area with a mix of forms and types and ages of dwellings, albeit, that inter was properties predominant. It is understood that there are no listed buildings adjacent to the site nor is the site within a Conservation Area. There are no trees within the site.

b) Involvement.

In the context of the planning history of the site it was considered that any proposals would need to be carefully considered and the matter discussed in detail with the Council's Officers prior to submission. Pre application discussions have taken place with senior planning officer Mr Joe Jenkinson, the application is as a result of Mr Jenkinsons support for the scheme

c) Evaluation

The site constitutes an area of side garden to 104 Oakwood Road . The site is located in a predominantly residential area and its use for residential purposes is therefore considered to be acceptable in principle. Prior to proceeding with the scheme the planning history of the site was fully appraised. It was considered that any proposal would need to demonstrate that

the site could be developed without giving rise to issues of harm to the street scene or to neighbours. It was considered that this is fully demonstrated in the details of the submission put forward to the Council.

d) Planning Policies.

The site is in a Housing Policy Area within the Development Plan. The following policies are considered relevant to the consideration of this application:-

BE6	Design standards
SPG3	Infill Residential Development.

It is also considered that the following Government Guidance is important for the consideration of this application.

1. Planning Policy Statement 1: Delivering Sustainable Development

The government's objectives for the planning system include at paragraph 4:-

> ***"This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise."***

This reinforces the presumption in favour of development which accords with the plan, as outlined in Section 54a of the Town and Country Planning Act.

With regard to 'Key Principles', it states at paragraph 13, subsection (iv):

> ***"Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development…"***

This proposal achieves that aim.

With regard to spatial planning, at paragraph 31 it states:-

> ***"…Decisions have to be taken in accordance with the development plan unless other material considerations indicate otherwise. Only policies in plans which can be implemented through the granting of planning permission can form the framework for decisions under section 39 of the Planning and Compulsory Purchase Act 2004."***

In respect of 'Design', at paragraph 33 it states:-

> ***"Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning."***

At paragraph 34, it proceeds to state:-

> ***"…Good design should contribute positively to making places better for people…"***

At paragraph 35, the advice states:-

> ***"High quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should create well-mixed and integrated developments..."***

It is considered that good design can be achieved in this instance as outlined in the proposal.

2. Planning Policy Statement 3: Delivering the Family and Affordable Homes Communities Need

The strategic housing policy objectives of the Government are set out at paragraph 9 which include the aim to create sustainable, inclusive, mixed communities in all areas, both urban and rural.

Paragraph 10 with regard to housing policy objectives states amongst other things the planning system should deliver:-

(i) high quality housing, that is well designed and built to a high standard; and
(ii) sufficient quality of housing taking into account need and demand and seeking to improve choice.

With regard to quality of housing, paragraph12 states that good design is fundamental to the development of high quality new housing which contributes to the creation of sustainable, mixed communities.

At paragraph 14 the advice sets out that local authorities should develop design policies which include ***"promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality homes".***

With regard to achieving a mix of housing, at paragraph 20 it states:

"Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people."

In respect of the effective use of land, paragraph 40 states a key objective is that local planning authorities should continue to make effective use of land, i.e. reusing land that has been previously developed.

With regard to the efficient use of land, at paragraph 45 it states: ***"using land efficiently is a key consideration in planning for housing."***

In respect of density, at paragraph 50 it states density is a measure of the number of dwellings which can be accommodated on a site or in an area:-

"Density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well imaginative design and layout of new development can lead to a more efficient use of land by compromising the quality of the local environment."

Clearly this proposal on brownfield land providing a mix of properties in the area. The scheme will increase the density of development in this area.

3. 'Tapping the Potential' (DETR 2000)

'Tapping the Potential' examines and provides guidance to local authorities on urban capacity studies and states in relation to PPG3:-

"An essential feature of plan, monitor and manage is that new homes are provided in the right place and at the right time. PPG3 establishes that priority should be given to reusing previously developed land within urban areas."

The advice then proceeds to give guidance on the approach to be adopted with regard to urban capacity studies. At section 2, page 10, which relate to 'intensification', the advice states:-

"In broad terms, intensification is making more effective use of land in the given area; for example, by developing garage courts, large gardens and backlands. Such sites can often be poorly used and even unsightly." (MJT underlining).

At section 4 which deals with using land efficiently, it states with regard to intensification:-

> ***"In some parts of the country intensification is likely to make up a significant proportion of housing capacity. This may be because such areas have more of the kind of capacity which lends itself to intensification (for example the preponderance of large gardens)"***(MJT underlining).

At section 5 the advice goes on to state:-

> ***"Both PPG3 and 'By Design' encourage well designed developments that respect and enhance local character. But this does not mean change should be stifled or only exact matches of existing style or replications of form are acceptable. Nor does it mean that in all cases and all places existing density should dictate those of new development. Thinking more imaginatively about designs and layouts can make more efficient use of land without compromising the quality of the environment."***

In respect of "planning standards", the advice states:-

> ***"Planning standards affect capacity in several ways; for example through the application of parking standards, overlooking distances and on densities. It is important to ensure that discounting is not driven by out of date planning approaches that place undue reliance on inflexible standards."***

With regard to the capacity of the housing market, it states:-

> ***"Proactive planning to unlock capacity, combined with favourable market conditions given impetus by PPG3 should lead to higher proportions of the unconstrained capacity being released for development than has been the case hither to."***

It is clear from the above advice that the proposal being put forward for approval is exactly the type of housing development which the government is encouraging. It is clear from the advice given that cumulatively such developments are a very important source of housing land which relieves the pressure to release more greenfield sites for such purposes.

ii) **The Scheme.**

The scheme is submitted in full following pre application discussion, the submitted layout and elevation plans demonstrate that the site can readily accommodate 1 No dwelling without giving rise to issues of harm.

iii) **Design and Access Justification.**

a) Use, Amount and Layout of Development.

The site is previously used and located in a defined housing area. Its use for residential purposes is therefore wholly appropriate. The size of the site limits the proposal to 1 No dwelling.

The layout of the development is in line with the existing form and grain of the development in the area.

Details of crime prevention methods will be incorporated into the detailed design including secure fitting locks and doors and windows.

Safe and convenient access to the building will be provided for all users. Entrances to the site are conveniently located and access from level paths will be given to the dwelling. Internally and externally the proposal will comply with building regulations in respect of disabled access.

b) Scale, Appearance, Landscaping and Access.

. In terms of scale the proposal is wholly in keeping with the development around. Care has been taken to ensure that the roof hips away from the adjoining property. It will also be noted that the layout shows that a development can be provided which conforms with the building line. The host property will benefit from a new window to the kitchen to the rear, this will give much needed east light to this space There are no dropped kerbs at the moment to the host property, the intention is to create a dropped kerb to the host property and the proposal to provide off street parking for each dwelling. Landscaping will be to private garden standards and will be maintained as such thereafter.

iv) **Other Issues.**

The proposal will not have a major impact on economic or social issues.