Design & Access Statement

P R O J E C T T I T L E

Proposals for the creation of Residential New build providing
2No. dwellings with off road parking

at land located to the west of 3 George Street, Wombwell, Barnsley S73 0DD

(EXTENSION OF TIME LIMIT TO PREVIOUSLY APPROVED APPLICATION 2017/0521)

J O B N U M B E R

1709

C L I E N T

Resource Medical (UK) Ltd

D A T E

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1. Existing use of site

1.1 Brownfield site with a mixture of stone and brick boundary walls, located between an existing dentists and doctors surgery. Predominately grass, edged with shrubs and bushes of various species.

1.2 There is some evidence of previous buildings on the site, demolished many years ago.

1.3 Land is currently vacant and unused with only a gated access from No.3

2. Proposal

2.1 The proposal is for the creation of 2No semi-detached properties. Accommodation comprises of Lounge, Kitchen / Diner, two double bedrooms and bathroom.

2.2 All materials are to match the surrounding properties.

2.3 Off road parking is proposed from the existing highway for 4No vehicles with a separate pedestrian access via steps leading to an elevated front porch.

2.4 The design of the building is such, so it integrates with the neighbouring properties, with large sash windows and stone mullions.

2.5 The building does not dominate the plot, having plentiful gardens surrounding it and not overlooking any neighbouring properties. The overall height is matching with neighbouring properties.

2.6 Small gardens are located at the rear of the property, access from the front, up steps to the side. Natural screening will be provided along the southern boundary with laurel and evergreen bushes.

2.7 The applicant has decided to redesign the proposals as houses, since the local sales and/or letting market currently has a preference for family homes and there is not a great need for flats at this time.

3. Evaluation

3.1 The proposed dwelling has been carefully thought out, so to cause as little impact on the surrounding area as possible. The chosen materials are in-keeping and the overall scale is not over dominating.

3.2 The site is well located for local amenities, being only 50 yards from Wombwell High street.

3.3 The proposals are classed as infill and make use of an existing unused, derelict waste ground.

4. Layout & Highways

4.1 The building is set back in line with the neighboring plots and therefore continues the street scene.

4.2 The proposed parking at the front of the property provides adequate space for 4No vehicles (2No. For each property) and prevents the need for parking on the highway

5. Scale of Development

5.1 The overall scale of the development has been carefully considered and fits in well with the existing plot. The building has been positioned so not to detract from the area or cause overlooking/negative impact on the surrounding properties.

6. Planning Policy

6.1 Paragraph 58 of the NPPF states:

'….Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.....'*

6.2 Paragraph 15 States:

'…..***Policies in Local Plans should follow the approach of the presumption in*** *favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally...'*

The proposals make use of a brownfield site, currently vacant, providing additional housing stock to the area, which is of a good quality

7. Conclusion

7.1 We feel the development is in-keeping with its surroundings and makes good use of an area of wasteland, which is currently unusable and in a dilapidated state.

End of Report