

PLANNING STATEMENT

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Proposed Dwelling at 6 Bourne Walk, Staincross, Barnsley, S75 6JQ

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the erection of a new detached dwelling at 6 Bourne Walk, Staincross, Barnsley.

The application is accompanied by architectural drawings prepared by White Agus Ltd, including proposed plans, elevations, site plan and location plan (Ref: 25-161-01D)

2. Site and Surroundings

The application site is located within an established residential area of Staincross, characterised by a mix of detached and semi-detached dwellings of varying styles, ages and materials.

The site currently contains buildings which are to be removed as part of the proposed development. The surrounding area is residential in nature, with properties set within defined plots and accessed from the existing highway network.

The submitted site plan illustrates the plot's relationship with neighbouring properties and confirms established access arrangements.

3. Proposed Development

The proposal seeks full planning permission for:

- The erection of a two-storey detached dwelling
- Associated private amenity space
- On-site parking and access arrangements
- Removal of existing buildings on site

Accommodation

Ground Floor:

- Lounge
- Sitting room
- Open-plan kitchen/dining area
- Office

- Utility room
- W.C

First Floor:

- Four bedrooms
- Master bedroom with dressing area and en-suite
- Additional en-suite bedroom
- Family bathroom

The internal layout is shown on the proposed floor plans (page 1) and has been designed to provide a high standard of accommodation.

4. Design and Appearance

The proposed dwelling adopts a traditional yet contemporary form, designed to respond positively to the character of the surrounding area in accordance with Policy GD1 of the Barnsley Local Plan.

Key design features include:

- Symmetrical front elevation with a central glazed feature
- Pitched roof form reflecting typical residential proportions
- Natural stone external walls, consistent with the prevailing materials found within the locality
- Slate-effect roof covering, reinforcing the traditional appearance of the dwelling
- Well-proportioned window and door openings
- Large glazed elements to the rear elevation to maximise natural light

The use of natural stone ensures the development integrates with the local vernacular, while the slate-effect roof provides a high-quality and visually appropriate finish.

The proposal therefore complies with Policy GD1, which requires development to be of high quality design, respect local character, and utilise appropriate materials.

5. Scale and Massing

The proposed dwelling is two storeys in height, with a ridge level of approximately 138.13m as indicated on the submitted drawings.

The scale and massing are appropriate to the size of the plot and reflect the general pattern of development in the surrounding area. The building footprint allows for

adequate spacing to boundaries and neighbouring properties, ensuring the development does not appear cramped or overbearing.

6. Impact on Residential Amenity

The proposal has been carefully designed to protect the amenity of neighbouring occupiers:

- Appropriate separation distances are maintained
- Window placement minimises opportunities for overlooking
- The scale and positioning of the dwelling avoids overbearing impacts

Future occupiers will also benefit from a high standard of internal accommodation and private amenity space.

7. Access, Parking and Highways

The development will utilise an existing access point, as indicated on the submitted site plan.

The proposal provides sufficient space within the site for:

- Off-street parking
- Safe vehicle manoeuvring

The development is therefore considered acceptable in highways terms and compliant with relevant local policy.

8. Planning Policy Context

The proposal has been assessed against the relevant policies of the Barnsley Local Plan and is considered to be compliant.

Policy GD1 – General Development

The scheme satisfies the key requirements of Policy GD1 by:

- Responding positively to local context in terms of scale, layout and design
- Incorporating **appropriate materials**, namely natural stone and slate-effect roofing
- Delivering a high-quality design solution
- Protecting residential amenity
- Providing safe and suitable access

National Planning Policy Framework (NPPF)

The proposal aligns with the core principles of the NPPF by:

- Promoting high-quality design
- Making effective use of land within an established settlement
- Supporting sustainable residential development

9. Planning Balance

The proposed development represents a sustainable form of residential development within an established settlement boundary.

The scheme delivers a high-quality dwelling that respects the character of the area, utilises appropriate materials, and safeguards residential amenity. There are no adverse impacts that would significantly or demonstrably outweigh the benefits of the proposal.

10. Conclusion

The proposed development represents a well-considered and policy-compliant scheme that:

- Delivers a high-quality detached dwelling
- Incorporates traditional materials (stone and slate-effect roofing) appropriate to the local area
- Respects the character of the surrounding residential context
- Maintains residential amenity
- Provides suitable access and parking

The proposal fully accords with the Barnsley Local Plan and the NPPF and should therefore be approved without delay.