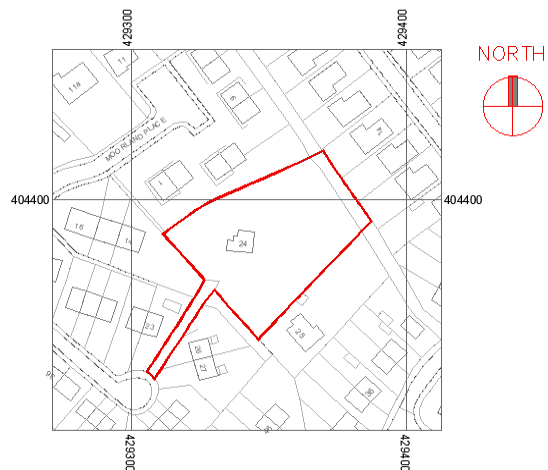


Design & Access Statement

RESERVED MATTERS APPLICATION FOR PLANNING PERMISSION

Proposal - Demolition of Existing House and Erection of 3no. New Houses

Location - The Laurels
24 Viewlands
Silkstone Common
Barnsley
S75 4QP



Introduction

This Design & Access Statement has been prepared on behalf of the applicant to accompany the reserved matters planning application for the demolition of an existing dwelling and the erection of 3no. new dwellings.

On the 8th November 2017, The Planning Inspectorate allowed the appeal and permission granted for demolition of existing house and outline permission for 3 new houses at The Laurels, 24 Viewlands, Silkstone Common, S75 4QP in accordance with application referenced 2017/0027.

The proposal is subject to the conditions set out in the schedule of the appeal decision as follows -

Conditions

- The standard time limit conditions for outline permissions and the submission of reserved matters.
- A condition requiring details of permanent foul and surface drainage to be submitted and approved is required in order to ensure proper site drainage.
- The site is situated within a Coal Authority coal mining referral area and could be at risk from land instability. I have, therefore, imposed a condition requiring site investigations and suitable radiation measures undertaken before development takes place.
- I have also attached a condition requiring the development to be undertaken in accordance with British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction and recommendations submitted to the local planning authority in order to ensure the continued health of the trees and in the interests of character and appearance.
- A further condition requiring controlling the hours of construction or other operations on site is necessary in order to protect the living conditions of surrounding occupiers.
- A condition requiring the submission of plans showing existing ground levels, finished floor levels of all dwellings and road levels is necessary to protect the living conditions of surrounding occupiers.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

Assessment - Site Location

The site is accessed via a private drive off Viewlands which is an adopted highway. At present the subject site is occupied by a traditional 2 storey detached property with a generous garden area set in a large plot.

Surrounding the site as existing are typical high density housing estate(s) that have been developed neighbouring the perimeter of this much larger site.

Please refer to drawing labeled Site Location Plan showing the red line boundary ownership.

Site Character & Surrounding Area

The site falls within a residential area and is served by a private road. The dwellings within the vicinity of this site are generally red brick with concrete tiled roof finish with covered porch area(s) to the front entrance as illustrated below.



Access to the site is via Viewlands which junctions with Moorend Lane that connects to the B6449 which heading in the north east direction links with the M1 motorway.

The existing boundary consists of small trees, shrubs and conifers creating privacy to the site boundaries. There are also some larger semi mature trees at the edges. It is proposed to retain some of the existing trees and shrubs around the perimeter of the site.

The site to our understanding was occupied in the 1960's by the existing detached dwelling which is now looking dated in appearance and not to modern standards within a large site area - therefore a prime location for development in line with planning policies and guidelines.

Movement and Circulation

The movement and circulation is unlikely to increase dramatically due to the development because the access to the site is off an existing private drive with each new dwelling having its own on-site parking facility including garages. This is therefore considered as having next to no effect on the existing highway provisions in this location and is considered to be more than adequate to cope with the proposal.

The existing access into the site will be renewed as part of the scheme and extend into the site providing a new private access road leading to each driveway area.

Evaluation and Opportunities

The original scheme was conceived from the brief provided by the applicant, which was reviewed during our consultation.

Please note grant of outline planning permission has previously been obtained for this site as detailed below -

Application No. 2017/0027

Description – Demolition of existing house and erection of 3 new houses (outline with all matters reserved).

The proposal will provide employment opportunities to support the local economy both directly and indirectly.

The prospect provided by this development provides quantitative and qualitative improvements to the area for the local residents.

The development makes appropriate use of the site in a predominately residential area. Continuing to take advantage of the location and also achieving a useable development. The proposal will also improve the boundary treatments by appropriate landscaping to suit.

Design Proposal

The site curtilage allows 3 no. dwellings to be built within the current gardens. As sited (refer to the proposed site plan) the dwellings will achieve adequate distances with the surrounding dwellings.

The proposed dwellings will be mainly built using brickwork with decorative stone quoins including heads and cills to openings.

Planting/landscaping will be provided to all the dwellings with private garden areas including hedges/shrubs to the boundaries to provide separation and to enhance biodiversity.

As well as the above the following points have been considered -

- The site comprises of land which is suitable to accommodate the proposal.
- The site is brownfield and therefore a prime location for development in line with planning guidelines.
- The existing setting and character of the site including the surrounding buildings (residential use).
- The site layout has been designed to physically relate to the neighbouring use class, overall site arrangement and site access.
- Respect for existing developments and the nature of uses in the locality which take into account location and character have also been considered.

Appearance

The general form and layout of the proposal is as indicated on the application drawings. The elevations have been designed to be sympathetic with the adjacent and surrounding dwellings in both style and material selection.

It is considered that the materials chosen for this particular scheme are appropriate as they blend in well with the existing character of the locality.

Access

Both vehicular and pedestrian access to the site will be from Viewlands and as shown on the Proposed Site Plan.

Planning Policies

The proposal as concluded by the Planning Inspectorate does not conflict with Policy CS29 of the Council's Core Strategy which seeks to secure high quality development.

Nor does the proposal conflict with the Designing New Housing Development Supplementary Planning Document (SPD) 2012 also, no conflict would arise with paragraph 56 of the National Planning Policy Framework stating good design is a key aspect of sustainable development.

Policy CSP14 'Housing Mix and Efficient Use of Land' refers to the expectation of the Council for new development to provide a diverse range of house sizes, types, and tenures to help create mixed and balanced sustainable communities.

Policy CSP29 'Design' refers to the Council's requirement for all new development to be designed to a high quality standard which respects, takes advantage of, and enhances the characteristic features of the Borough.

CSP39 'Contaminated and Unstable Land' states that applications for new development which may affect current or future users as a result of contamination or stability issues (including stability issues caused by former coal mining activities) must show that investigations have been carried out to fully assess the nature and risk of the issue, and set out appropriate measures for the development to go ahead safely.

Summary

The design approach taken has been practical based upon the assessments and taking into account the issues raised during the brief and related guidance.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the local planning authority.