



PROPOSED DWELLING

on

LAND AT 198 NEW ROAD
STAINCROSS
BARNSELY

for

PRICE & BRETTON

DESIGN AND ACCESS
STATEMENT

Prepared By

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Background

The application is for the erection of a detached dwelling on land within the curtilage of 198 New Road, Staincross, Barnsley.

This application should be considered in conjunction with the following:-

-Full Town & Country Planning approval for ten dwellings ref

B/04/2518/DT

-PP-00645784. PLANNING PORTAL APPLICATION. Outline application.

It is proposed that the existing dwelling (198 New Road) is to remain with a new access from the proposed adopted highway from Oak Lea Close approved as part of application B/04/2518

THE SITE

The application site currently is part of the garden areas to 198 New Road, Staincross, Barnsley and is within an established residential area consisting of a mix of house types, styles and materials.

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 and is 'brownfield' and is not safeguarded for other purposes.

Access to the existing property is from New Road.

THE PROPOSALS & DESIGN CONSIDERATIONS

The site is within a Housing Policy Area and as such policy H8 is of particular relevance. This states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

The scheme has been designed with reference to Policy H8A with regard to the standard of design and amenity levels. The scale, layout, height and design aims to limit any adverse impact upon the residential amenity for both new and future residents.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The size and accommodation proposed for the proposed dwelling 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 overshadowing or overlooking of adjacent residential properties to an unacceptable level.

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 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.

ACCESS

The existing access from New Road, serving the existing dwelling will be retained. It will provide access and parking facilities to serve the proposed house.

A new, independent access to 198 New Road, together with parking provision, is proposed from the new adopted highway from Oaklea Close.

As a result of these proposals no intensity of use of the existing access from New Road will arise.

Town & Country Planning approval for residential development on the adjacent site was approved on 13th July 2005 for a development comprising ten dwellings in four blocks with associated access road and parking. The approved scheme was accessed directly from Oaklea Close and it was demonstrated that the existing highway network was suitable to serve dwellings well in excess of the numbers proposed.

Entrance doors, and the internal layout of the dwelling 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).

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.

Two storey 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 of 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.

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.

A dwelling of the type proposed is fully compatible with the general character of the locality.

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

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