

DESIGN AND ACCESS STATEMENT

NYPAS REF. 104-43-DAS-01

PROPOSED DWELLING

LAND ADJACENT 22 FILEY AVENUE, ROYSTON, BARNSELEY, S71 4PZ

This statement has been prepared in support of an application for the erection of a dwelling on land adjacent 22 Filey Avenue.

PLANNING HISTORY

- Planning permission has previously been granted on this site for terrace type dwellings with integral garages with ref. no. 2007/0777.
- Planning permission has been granted for dwellings on the adjoining site. These are currently being constructed.

THE SITE AND SURROUNDING AREA

- The application site is located on the eastern side of Filey Avenue, within a residential area.
- The site has been used as a garden to 22 Filey Avenue with off street parking available in front of a single garage.
- The garage appears not been used for parking for a considerable period.
- The garden is overgrown and is unsightly.
- The housing in the immediate locality is largely terraced housing. There are a variety of house types in the wider area including detached and semi detached properties.
- The properties currently being constructed on the adjoining site are detached and semi detached.
- The site is close to the Midland road retail and business area where there is a comprehensive mix of facilities.
- The area is served by good public transport links.

LAYOUT. SCALE AND DESIGN

- The proposed dwelling is set back from the back edge of the footpath as are the dwellings currently being constructed on the adjoining site.
- The proposed dwelling will be separated from the properties on each side with 1.8 metre high close boarded timber fences.
- The existing brick wall to the rear boundary is to be retained and repaired if necessary.

- It is proposed that the external walls are to be rendered as will two of the dwellings on the adjoining development site.

ACCESS AND CAR PARKING

- The building is to be designed to be in accordance with Building Regulations requirements for external and internal access.
- Two off street car parking spaces are to be provided where the existing garage was located.
- Two car parking spaces are to be provided for 22 Filey Avenue.

CONCLUSIONS

- The site is located in a sustainable location.
- The dwelling will provide a much needed family home.
- By building on an unsightly area the construction of the dwelling will result in an improvement to the streetscene and will enhance the surrounding area.
- It is our opinion that the proposal is in accordance with Barnsley MBC's Planning Policies and therefore the Local Authority should support this application.