

DESIGN, ACCESS AND PLANNING STATEMENT FOR A
PLANNING APPLICATION FOR

LAND ADJACENT TO 31 GREEN LANE

November 2023

INTRODUCTION

This statement has been prepared by Tatlow Stancer Architects in support of a planning submission for a parcel of land adjacent to 31 Green Lane, Hoyland. The statement seeks to explain the key design principles for the site, based upon good practice as set out in both National and Local planning guidance.

CONTENTS

01 SITE LOCATION.....3

02 EXISTING DEVELOPMENT.....5

03 PLANNING CONTEXT.....7

04 PLANNING HISTORY.....7

05 PLANNING POLICY.....9

06 THE PROPOSAL.....11

07 DESIGN STATEMENT.....11

08 ACCESS STATEMENT.....15

09 HERITAGE AND CONSERVATION.....17

10 SUMMARY.....17

01 SITE LOCATION

The application site is situated in Hoyland, approximately 6 miles South of Barnsley town centre. Access to the site is from Green Lane, a shared surface which currently serves 5 existing dwellings.

To the North, the site is flanked by an existing residential property while to the East, it is bounded by Green Lane. To the South and West, there are areas of undeveloped land that are earmarked for future housing and employment developments. Further to the West, the A6135 provides convenient access to the M1, the main route connecting Barnsley and Sheffield.



02 EXISTING DEVELOPMENT

BACKGROUND

The local housing stock surrounding the site is a mix of terraces (1), semi-detached (2) and detached houses (3). Materially, the area is characterised mainly by dwellings constructed from natural stone and red brick (4).

The existing dwelling located on the site, 31 green lane (5) is a single storey bungalow constructed from natural stone, with a natural slate roof. The dwelling received planning permission in 2022 for the installation of two new dormer windows on west facing elevation, which will convert the attic into two new bedrooms.



1



2



3



4



5

03 PLANNING CONTEXT

According to Barnsley city councils local plan, the site is located within the settlement boundary of Hoyland. The majority of the site is designated as urban fabric, i.e. land within the settlement boundary with no specific allocation. The rest of the site is allocated housing land, land set aside by the council for the future development of dwellings.

The site is not located within any nature improvement area.

>KEY

-  URBAN FABRIC
-  HOUSING AREA
-  EMPLOYMENT AREA

04 PLANNING HISTORY

There are several previous planning applications that are relevant to the newly proposed dwelling:

REF: 2010/0117

Description: Erection of 1 no. detached bungalow [31 GREEN LANE]
Decision: Approve with Conditions

REF: 2022/0738

Description: Retention of 'as built' chalet bungalow dwelling, installation of two new dormer windows on west facing elevation and the erection of a detached double garage (Part Retrospective)
Decision: Approve with conditions

REF: 2022/1281

Description: Erection of 1no detached dormer bungalow with a detached single garage
Decision: Refused



05 PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

The updated NPPF was published in 2021 and sets out the governments planning policies for England and how these are expected to be applied.

BARNSLEY LOCAL PLAN

The Barnsley local plan was formally adopted in January 2019, relevant points and policies from the plan are summarized below. The proposed site is located in Hoyland, which is categorised as a “principal town” within the local plan.

Relevant policies in the local plan include the following:

POLICY SD1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Barnsley local plan states that when considering development proposals, the planning department will take a positive approach that reflects the presumption in favour of sustainable developed contained in the NPPF.

Furthermore, the document outlines that development proposals that are done in accordance with the development plan should be approved without delay, unless there are any adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits.

POLICY LG2 THE LOCATION OF GROWTH

The local plan states that priority will be given to development in principal towns, such as Hoyland where the application site is located. Policy LG2 also sets out that these principal towns should be the main local focus for housing, such as the proposed scheme.

POLICY H1 THE NUMBER OF NEW HOMES TO BE BUILT

The BMDC will seek to build 21,546 net additional homes between 2014 and 2033 or 1,134 per annum, however this figure is ambitious and aspirational; The local plan states that in order to achieve this goal a step up in delivery would be required.

It should be noted that the council have consistently undersupplied housing against the local plan requirement. In the latest report issued by the BMDC there was a shortfall of approximately 2100 dwellings compared to the local plan target. In 2020/2021, only 588 of the targeted 1134 dwellings were delivered.

The NPPF guidance states that “Where strategic policy-making authorities are unable to address past shortfalls over a 5-year period due to their scale, they may need to reconsider their approach to bringing land forward and the assumptions which they make”.

The proposed development at Green lane would aid BMDC in meeting their yearly required housing stock.

POLICY H4 RESIDENTIAL DEVELOPMENT ON SMALL NON-ALLOCATED SITES

Policy H4 of the local plan outlines how residential development on non-allocated sites below 0.4 hectares, such as the proposed site at Hoyland will be allowed where the proposal complies with other relevant policies in the plan.

POLICY H9 ‘PROTECTION OF EXISTING LARGER DWELLINGS’

Policy H9 states that development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. In this instance it can be argued that the proposed new dwelling will not have an adverse impact on the existing dwelling, due to the fact that the design ensures that the current dwelling retains access to a spacious garden area. The proposed garden area of the existing dwelling measured approximately 250m2—well exceeding the stipulated requirement outlined in the Barnsley council SPD ‘Design of Housing Development.’

SOUTH YORKSHIRE RESIDENTIAL DESIGN GUIDE

The previous dwelling application (REF: 2022/1281) faced rejection on multiple grounds, all of which have been addressed in the revised design of the new proposal. Previously, refusal was partially based on adherence to the South Yorkshire residential design guide, which outlines that shared unadopted private access may extend to a maximum of 5 dwellings. However, considering the critical need for housing in BMDC, where the annual housing requirement remains unmet, and recognizing that the SPDs serve as advisory rather than binding elements of the development plan, this specific guideline should not be the sole basis for rejection, especially when the other concerns have been adequately resolved.

06 THE PROPOSAL

INTRODUCTION

The proposal is for the erection of a single 1.5 storey dwelling, with associated amenity space.

Architects drawing A1_05 shows the proposed layout of the new house, and the access onto the site.

AMOUNT

The proposed scheme provides 1 new 1.5 storey dwelling with 3 bedrooms.

07 DESIGN STATEMENT

This statement will identify the policy and approach that has been used in relation to the design of the converted dwelling.

LAYOUT AND FORM

The internal ground floor layout of the new dwelling consists of an open plan Kitchen, dining and living area, a shower room, a double bedroom and a study. From the ground floor hallway the attic area of the property can be accessed.

The attic space of the dwelling has been utilised to provide 2 additional double bedrooms and a shared bathroom. The head height for these rooms has been provided for by the introduction of dormer windows to the rear elevation.

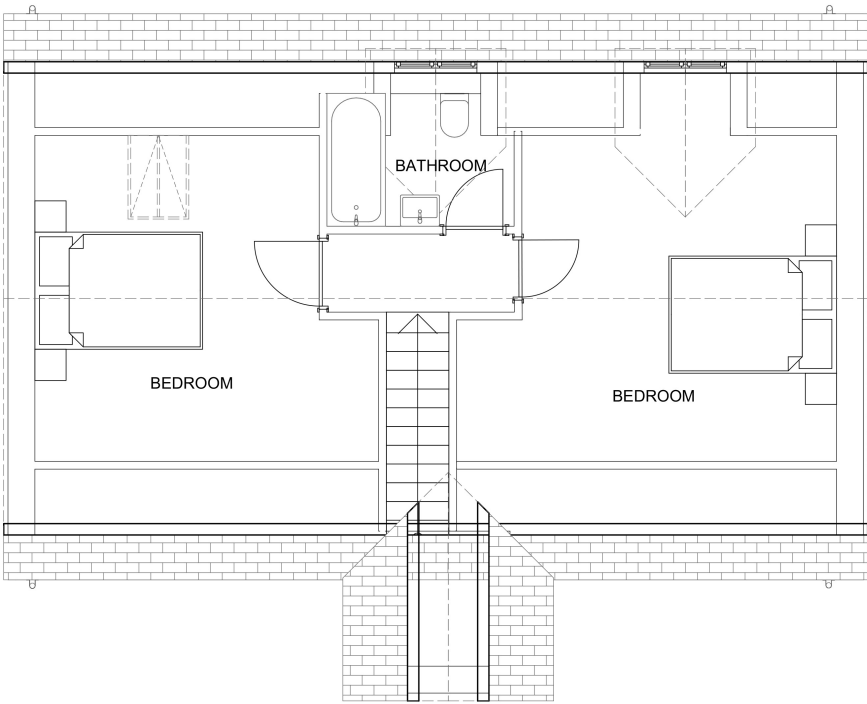
The footprint and scale of the building is reasonable considering the area of the site and provides abundant amenity space around the property.

RESIDENTIAL AMENITY

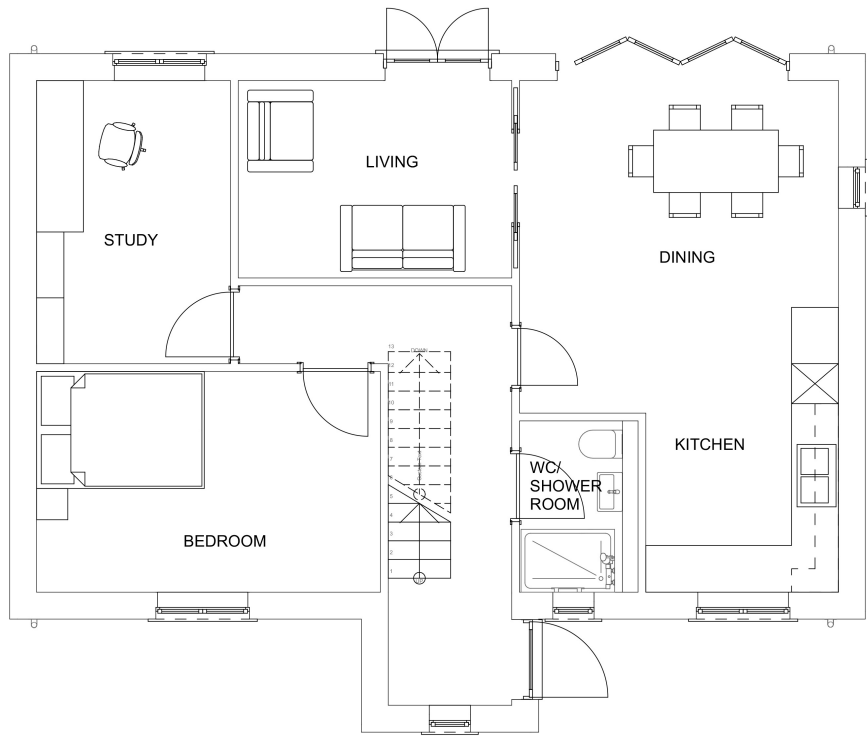
The proposed dwelling has a floorspace of approximately 112sqm over the one and a half storeys, which means it is a generous sized dwelling. The dwelling has been designed in line with the requirements outlined in the Nationally described space standards.

In addition to the above the proposed room sizes for the dwelling have been designed in accordance with the figures outlined in the South Yorkshire residential design guide.

The proposed dwelling has an amenity area of around 210m², significantly surpassing the mandated 60m² for a 3-bedroom residence according to the Barnsley SPD 'Design of Housing Development.' Furthermore, the design ensures that the current dwelling retains access to a spacious garden area, measuring approximately 250m²—well exceeding the stipulated requirement. Additionally, the strategic positioning of the new property within the application site ensures that its rear elevation maintains a distance of over 10m from the site boundary, in line with recommendations.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



EAST ELEVATION

WEST ELEVATION



REAR ELEVATION

07 DESIGN STATEMENT (CONT)

SCALE

The scale of the development refers to the height width and length of the buildings in relation to their surroundings.

The newly proposed dwelling has been designed to match the eaves and ridge heights of the adjacent 1.5 storey dwelling; Therefore, the scale and height of the building is appropriate considering the local context.

MATERIALITY

The palette of materials is intended to be limited and be consistent. The materials have been selected based on the study of existing buildings in order to reflect the characteristics of the local area.

The new residence will feature a natural stone finish, complemented by a roof adorned with Galloway interlocking roof tiles, to give the appearance of natural slate. The windows will be finished with stone headers and sills to match the surrounding dwellings. For further details on the material finishes of the dwelling please refer to architects drawing A1_11.

RELATIONSHIP WITH THE EXISTING DWELLING

The existing dwelling is situated slightly forwards of the newly proposed property. The existing approved garage will be divided, to serve both properties, and reduce the need for further vehicular access to be created off green lane.

The new residence is strategically positioned, maintaining a generous distance of over 12 meters from the current dwelling. To mitigate any potential issues of overlooking, we have deliberately limited window openings on the side facing the existing dwelling. The solitary opening on this elevation will be fitted with obscured glazing for added privacy.

08 ACCESS STATEMENT

INTRODUCTION

This statement will identify the policy and approach that has been used in relation to access.

It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations.

ACCESSIBILITY OF THE SITE

The pedestrian access to the new dwelling is taken directly off of the existing shared surface.

The plan for vehicular access to the site incorporates the approved double garage from the 2022 planning application (REF: 2022/0738). In this proposal, the existing garage undergoes a division—half remains linked to the existing dwelling, while the other half is allocated to the newly proposed dwelling.

The 2022 planning application (REF: 2022/1281) for a dwelling on this site faced refusal due to the challenge of incorporating an additional vehicular access on the shared surface. Our current application responds to this issue, by utilising the existing vehicular access and garage originally designated for the sole use of the existing dwelling. The approach therefore eliminates the need to create a new vehicular access point off of Green Lane.

PARKING

The indicative layout demonstrates that 2 car parking spaces per dwelling can be achieved.

WASTE MANAGEMENT

The waste management solution for the site involves the construction of a new bin store at the northern end of the site, to accommodate both existing and new properties. This bin store's construction will minimize the distance needed to transport bins from the new dwellings to the main road.



SITE ACCESS PLAN



09 HERITAGE AND CONSERVATION

The site doesn't fall within any conservation area, and none of the surrounding buildings are listed as non-designated heritage assets on the South Yorkshire Local Heritage List. Additionally, there's no information about the site on the Heritage Environment Record.

10 SUMMARY

The above statement clearly demonstrates that the proposed development meets local policy and follows the relevant design guides; Due to the location, scale, form, and materiality of the scheme it positively contributes to the local area, while minimising the impact on the environment and surrounding context.

The existing outbuilding site offers the opportunity to deliver an attractive and high-quality residential dwelling, which would aid Barnsley city council in meeting their yearly required housing stock.