

Mr + Mrs Austin

**New Dwelling at
Rock House Farm**

**Design and Access
Statement**

15-001-30 C

Revision C
Approval Issue – 16-03-16



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Introduction:

Article 4 of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015, requires a Design and Access Statement where applications are for a new dwelling. On this basis, the statement has been prepared as far as possible in accordance with the recommendations of CABE guidance 'Design + Access Statements'.

Note:

Where adjoining development has been shown in submitted drawings and documents, access has not always been possible or practical to carry out a full measured survey. These buildings are shown with a reasonable level of accuracy commensurate with planning stage documents, but unless noted as subject to a measured survey are necessarily indicative.

Drawings shown in this Design and Access Statement are not necessarily to scale, and reference should be made to the submission drawings where this is critical - which are within the limits defined above.

Process

Assessment:

The application site is located on the edge of the settlement of Greenmoor, which is approximately 10 km (6 miles) from the centre of Barnsley.

It forms part of the agricultural holding of Rock House Farm, which extends to approx. 4 acres (1.5 ha) and is principally devoted to sheep farming. The extent of the agricultural holding is shown in **Figure 1** below outlined in blue.

The application site is shown outlined in red on the extract from the ordnance survey plan shown in **Figure 1** and **Figures 2** and circled in the aerial photography shown in **Figure 3**, below.

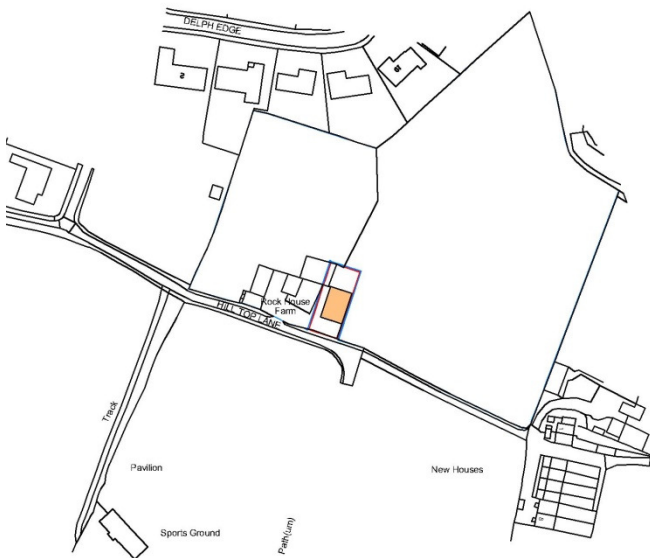


Figure 1 - Rock House Farm – agricultural holding outlined in blue

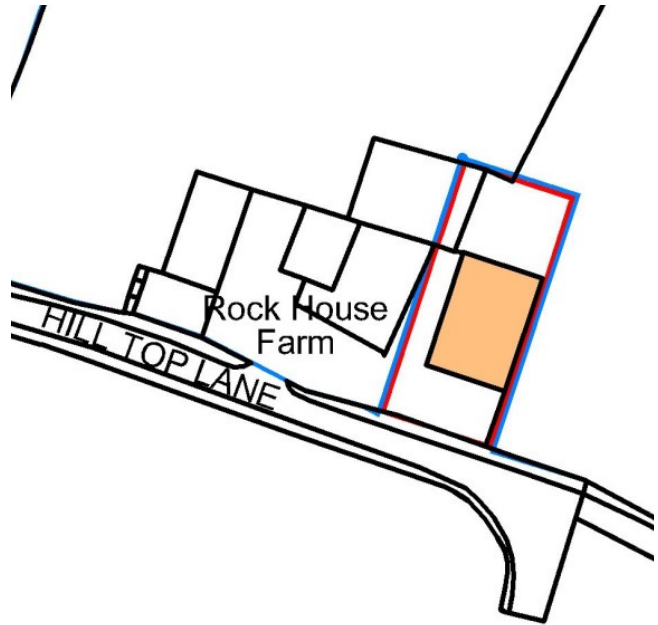


Figure 2 – The application site is outlined in red



Figure 3 - Aerial photography

The area of the application site is approximately 360 m² (3875 ft²). The site has been in the ownership of the Applicant since 1976 and they currently occupy the existing dwelling house shown in the site location plan.

The existing building which is the subject of these proposals was built in 1999, and is currently used for storage ancillary to the existing agricultural use. It is approximately 121 m² (1300 ft²) on plan footprint area.

Internally there is a mezzanine of around 36 m² (390 ft²) slightly above the existing ground level to the south or roadside elevation.

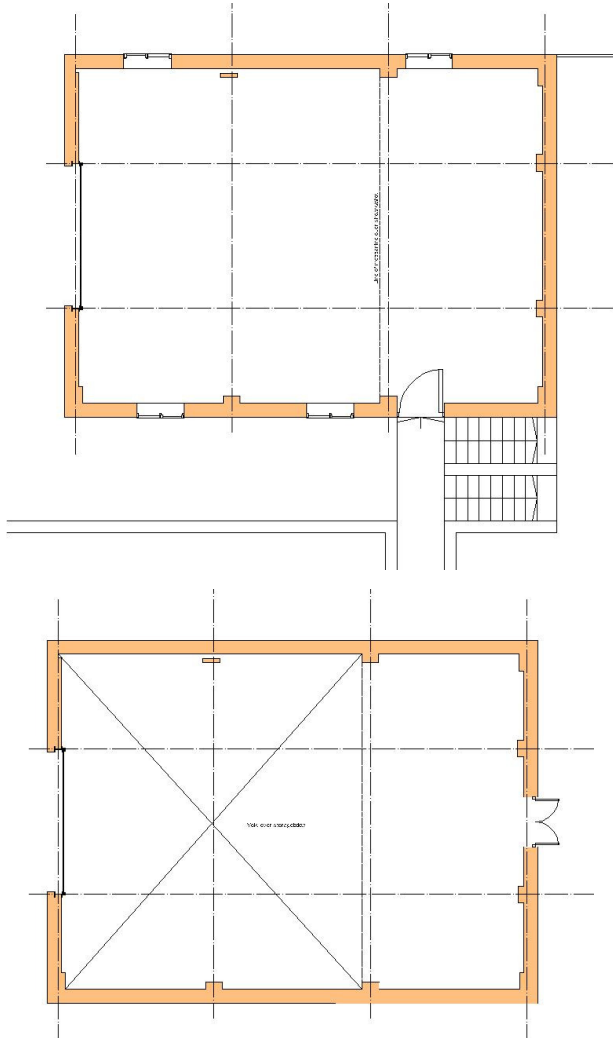


Figure 4 – Existing plans at upper level (top) and lower level (bottom)

The landform falls quite steeply from the road to the South of the site towards the North, and there is a difference in levels of 1.6 m along the length of the existing building.

There is an amenity space between the existing dwelling house and the existing building, and to the north the land comprises fields for the use of sheep farming, which are divided by some stone walls and hedgerows planted in the 1990s.

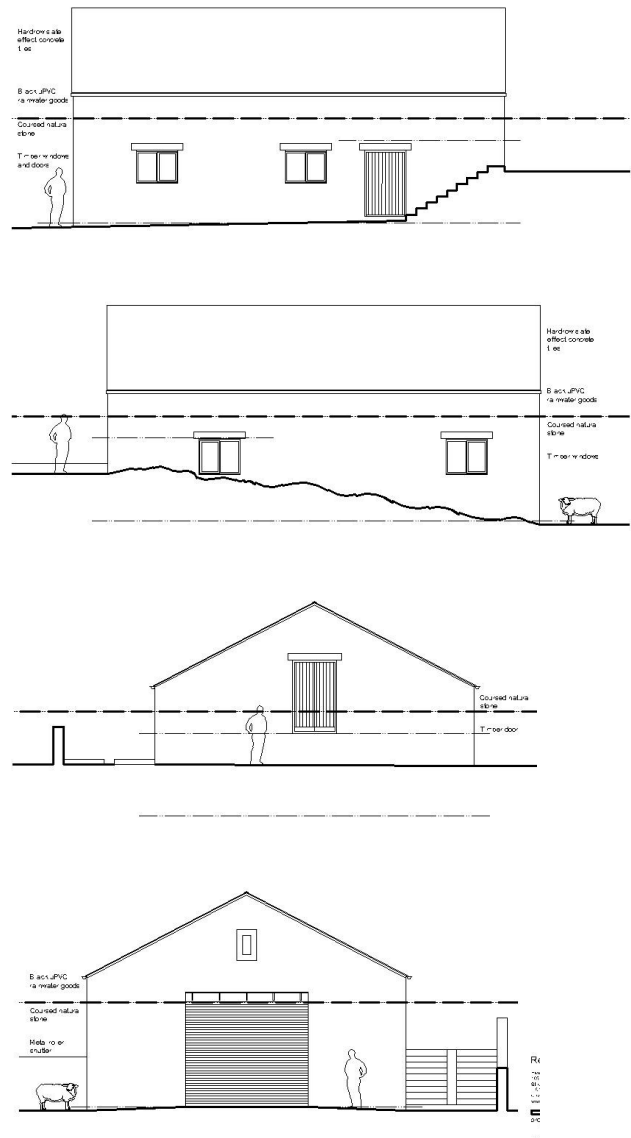


Figure 5 - Elevations of the existing building: West (top) East (upper), South (lower) and North (bottom)



Figure 6 – (Top) View of the South elevation from the east.
The existing dwelling house is in the background.
Figure 7 – (Bottom) The existing North elevation.



Figure 8 – (Top) The West elevation from the south
Figure 9 – (Middle) The East elevation from the south
Figure 10 – Internal view showing mezzanine storage

Planning History:

The use of the Rock House Farm has been established since 1815, comprising agricultural use with an associated residential use.

In 2014 the Applicants contacted the LPA (Barnsley Metropolitan Borough Council) and discussed the possibility of obtaining planning approval for the conversion of the existing storage building to a new dwelling, including alterations to increase both the eaves and ridge height. Notwithstanding an exchange of correspondence between the parties, the conclusion of the planning officer (Elaine Ward) at that time was that planning approval was unlikely to be granted.

However the planning context was changed by the introduction of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 (GPDO) in which permitted development for the change of use of buildings from agricultural use to residential was allowed subject to some limitations and the prior approval of the local planning authority.

In September 2015 an application was submitted in accordance with the current versions GPDO. Following discussions with the planning officer (Elaine Ward) in relation to the proposed level of the lower floor, the application was approved, but on the basis that the lower floor remaining at the existing level. The application was approved in December 2015 (reference 2015/1244) and the approval notice is shown in **Appendix One** below for reference.

Involvement:

Although prior approval had been granted for the change of use from agricultural to residential use, the requirements of the Applicants for storage of their

caravan had not yet been met and this was an important part of the project.

Following approval in December 2015 there was further discussion with the planning officer (Elaine Ward) in respect of gaining approval for the incorporation of the changes to the lower floor level, which would facilitate the storage of the Applicant's touring caravan internally.

Evaluation:

The conclusion of the planning officer was that a full planning application would be required in order to legitimately achieve both the new dwelling allowed by prior approval and the caravan storage required by the Applicant.

In email correspondence, the planning officer (Elaine Ward) noted:

"As I understand it the situation is that the owner has applied for and been granted prior approval for development within the scope of Use Class Q – agricultural buildings to dwelling houses. The owner now wants to extend downwards to create a higher ground floor, including lowering ground floor levels.

Permitted development rights to extend the house are not allowed as a result of A.1(a) of Part 1 of Sch 2 of the 2015 Order, so any extension (even an undercroft garage) would require planning permission. The regulations are quite clear on this point and the prior approval could not have included this extension.

The prior approval has 3 years to be implemented, so if a planning application

was submitted for the extension, there is a possibility that there would be a standalone permission for an extension, which could be implemented, even though the dwelling (under prior notification) was not yet started. The LPA would want to avoid this and it would require a condition attached to the planning permission, that the change of use to a dwelling (under Class Q) had to be completed prior to the implementation of the garage.

would be granted, but the fallback position is that the dwelling could be implemented under the prior approval at any time but without the extension.”

If the works to the lower floor are started prior to the works under prior approval having been completed, then both the permission for the extension and the prior approval would be unauthorised. The LPA would then have to consider enforcement action.

If it is imperative to the owner that the works to the lower floor must start prior to the prior approval works being completed, then our Senior Lawyer suggests that a whole new planning application is made for a new dwelling including the lower ground floor for the caravan, the justification being that the differences between the proposed (house and lower ground floor extension to accommodate a caravan) and what could be implemented under the prior approval are relatively minor.

I have spoken to Matthew Smith this morning and we both consider that this approach would be acceptable to the LPA. There are no objections in principle to the extension of this dwelling downwards to accommodate an undercroft garage, but the technical aspects of the legislation are not straightforward. We cannot guarantee that planning permission

Design

Use:

The current use of the building is for agricultural storage, ancillary to the existing agricultural use and other storage, ancillary to the existing residential use.

As noted above, prior approval was granted in December 15 (reference 2015/1244) for the conversion of part of the building to form one new dwelling, which included the ancillary storage uses to remain beneath.

These proposals are for the same uses – one new dwelling with ancillary storage of the same gross area – but with alterations to the level of the floor of the storage to accommodate the storage of the Applicants' new caravan (Swift Challenger 524) in order to protect it from the elements when not in use, preserve its condition and value, and avoid the necessity of reducing agricultural grazing by storing externally.

The purpose of the project is to provide retirement accommodation for the Applicants, who are the current occupiers of Rock House Farm, and who have recognised that they no longer need a larger home which is more difficult to maintain. This would allow other family members to take over the agricultural operation and keep on the tradition of the family farming business.

Further to this, the Applicants are keen users of their touring caravan, which they have been accustomed for some years to store in the existing building which is subject of these proposals. In order to reduce maintenance, keep the caravan in good condition and preserve its value they wish to alter the existing building to provide sufficient height to store it when not in use.

Amount:

The current use of the building is for agricultural storage ancillary to the existing agricultural use and other storage ancillary to the existing residential use.

As noted above prior approval was granted in December 15 (reference 2015/1244) for the conversion of part of the building to form one new dwelling, which included the ancillary storage uses to remain.

These proposals are for the same quantum of development – one new dwelling with ancillary storage of the same gross area – but with alterations to the level of the floor of the storage to accommodate the specific requirements of the applicant as mentioned above.

Layout:

The existing building is shown in plan and elevation in **Figures 4** and **5** above.

The proposed layout comprises a new floor level at approximately 480mm above the existing ground level to the front and a new floor level at approximately 1.5m below the existing floor level to the rear. This will allow the storage of the Applicants' touring caravan when not in use and the section is shown in **Figure 11** below.

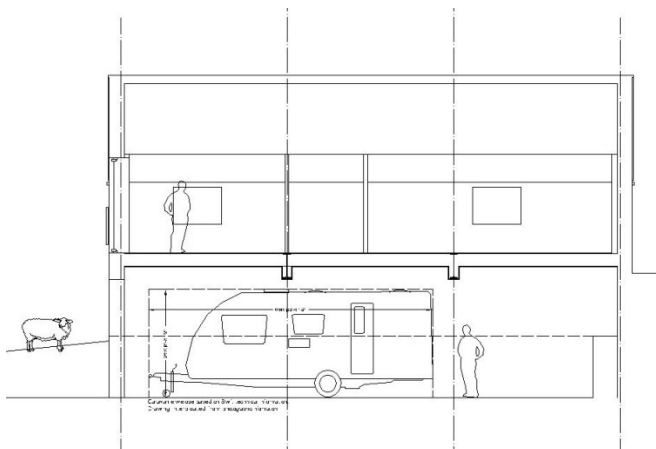


Figure 11 – Proposed longitudinal section.

All the residential accommodation is on the upper level and is the same as the previous prior approval scheme. This comprises:

- Double bedroom
- Single (guest) bedroom
- 2 bathrooms
- Sitting room
- Study
- Kitchen / dining

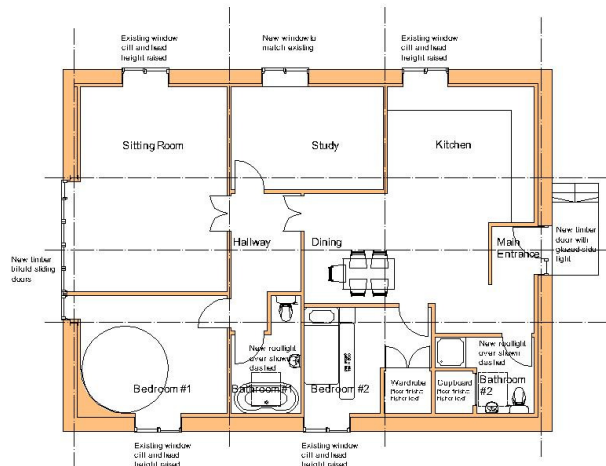


Figure 12 – Proposed plan at upper level.

At the lower level, the space is largely occupied by the storage of the caravan. The floor area is slightly smaller than the existing as it will be necessary to underpin the existing walls to accommodate the reduction in level. This is shown in pale yellow in **Figure 13** below.

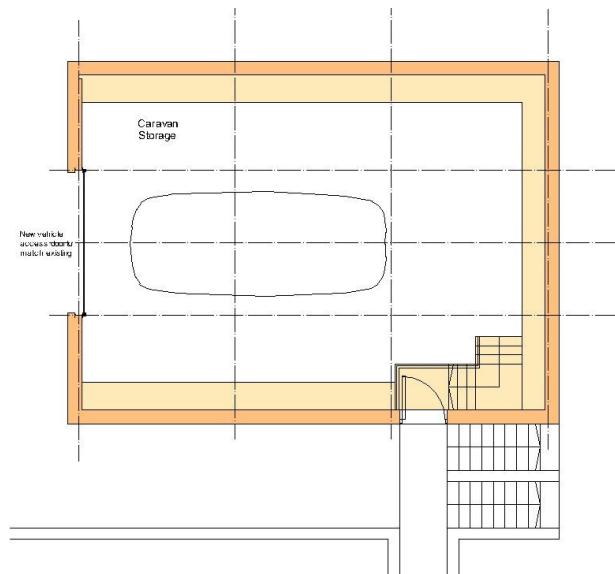


Figure 13 – Proposed plan at lower level.

Scale:

The overall height and foot print area of the building are to remain as existing.

The only change to the gross dimensions of the external envelope will be to the north elevation, where there is modest reduction in ground level to facilitate the access to the caravan garaging, which is ancillary to the residential use.

As this is the only elevation affected by the proposals and is only seen in very distant views from the public domain, there will be no impact on the scale of the building. This can be seen in **Figure 15** below.

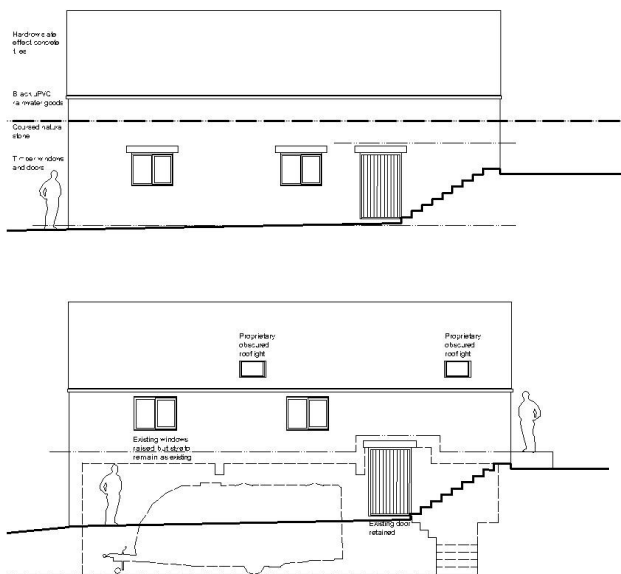


Figure 14 - West elevation as existing (Top) and (Bottom) as proposed.

Landscape:

Work beyond the footprint of the existing building will be limited to altering the entrance at the lower level to suit the lowered floor level required to accommodate the caravan for storage.

This will be achieved by locally banking and reducing the landform at or below the angle of repose around the entrance, and following the existing landform - which is sloping down to the North in any case. The new access will thus marry into the levels of the existing topography fairly quickly.

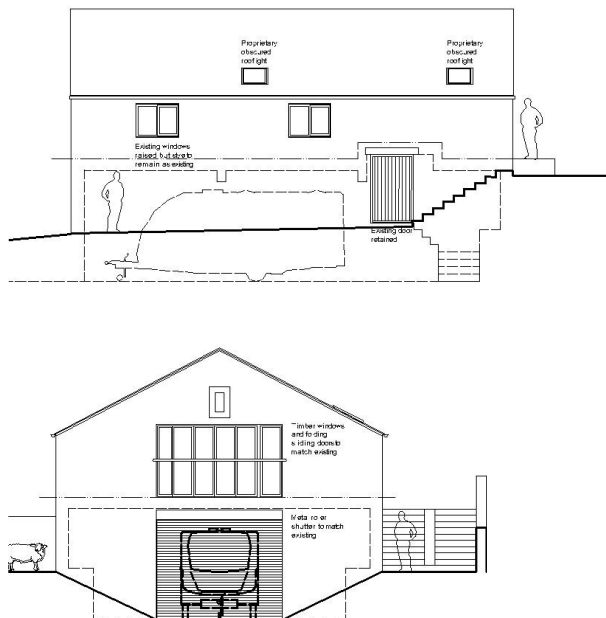


Figure 15 – West (top) and North (bottom) elevations as proposed, which show the new access to the lower level and alteration to the landform.

The existing landscape to the west, south and east will not be affected by the development.

Appearance:

The existing palette of materials in the adjacent context comprises:

Walls: Coursed rubble stone walling

Roof: 'Hardrow' style slate effect concrete roof tiles with black uPVC rainwater goods

Windows/

Doors: Painted hardwood windows and personnel door.

Galvanised roller shutter door

The proposals have only very minor impact on the appearance of the building, and will utilise the same palette of materials, but will also introduce:

Proprietary rooflights of which some will have obscured glazing

Painted hardwood sliding folding doors and windows to the North elevation.

New roller shutter door to the North elevation.

Painted hardwood door with glazed side light to the South elevation.

However, these new materials will match the typology and style of the existing as far as possible. They are also consistent with the palette of materials established by the existing dwelling house adjoining.

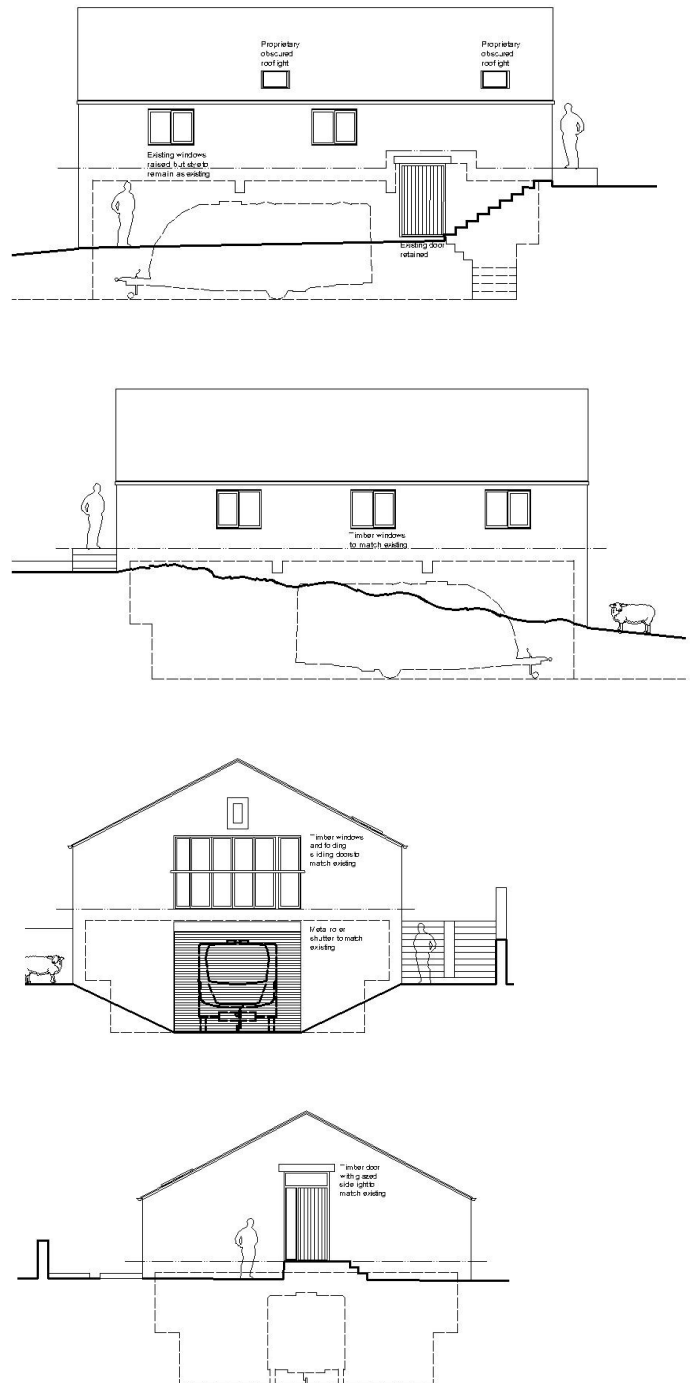


Figure 16 – West (top), East (upper), North (lower) and South (bottom) elevations as proposed.

Access

Vehicular and transport links:

Access to and from the site to the highways network would be the same as for the existing residential use at Rock House Farm.

Increased trips generated by the proposed use would be of a very small number, which would be less, for example, than the occasional increases arising from the nearby leisure use. The existing house is already served by postal and refuse deliveries and collections. There would be no material effect on the highways network.

Inclusive access:

It is axiomatic that where the built environment is designed to meet the needs of disability, it will generally provide a better environment for all of those who use it.

Whilst the steep existing topography and the functional requirements of the proposals prevent level access at this time, the new dwelling has been laid out internally to avoid any barriers to accessibility:

All the accommodation is at one level including sanitary accommodation.

Doorways will provide a minimum clear opening of 800mm to facilitate wheelchair access.

Floor finishes, such as barrier matting, will be chosen to facilitate wheelchair access.

New electrical controls to be located between 450mm and 1200mm from the finished floor level.

Appendix One:

Prior Notification Approval 2015/1244

4 pages inserted



BARNSLEY
Metropolitan Borough Council

PRIOR NOTIFICATION APPROVAL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/1244

To Robin Ashley Architects
Hawk Works
105 Mary Street
Sheffield
S1 4RT

DESCRIPTION Change of use of agricultural building to a dwellinghouse (Prior Notification)
LOCATION Rock House Farm, Hill Top Lane, Green Moor, Sheffield, S35 7DQ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03 November 2015 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:
15-001-10 Site plan as existing and Site Location Plan
15-001-11 Plans as existing
15-001-12 Elevations as existing
15-001-20 Site Plan as proposed
15-001-21 Amended plan received 13 Nov 15 Plans as proposed
15-001-22 Amended plan received 13 Nov 15 Elevations as proposed

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed 
Head of Planning and Building Control

Dated 14 December 2015

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

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