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Design & Planning

Design & Access Statement to accompany an application for an extension to existing dwelling at 28 Windermere Rd, Penistone, Sheffield, S36 8HL.

Introduction

This Design and Access Statement has been prepared on behalf of Mr and Mrs Derek & Janet Barker to support their Householder Planning Application (PP-14876190) for the proposed demolition of existing rear conservatory extension and erection of single storey rear extension to their existing property, 28 Windermere Rd, Penistone, Sheffield, S36 8HL. The extension aims to provide additional accommodation for a future living while maintaining the integrity and character of the existing building and its surroundings.

This statement has been developed by the principles set out in CABI's guidance, "Design and Access Statements: How to write, read and use them". It addresses the physical, functional, and contextual elements of the design, ensuring compliance with national and local planning policies, including the National Planning Policy Framework (NPPF) and the Barnsley Local Plan (2019).

The site is located within the Metropolitan Borough of Barnsley, in the principle market town of Penistone, and lies within the existing suburban context of an established residential area. Care has been taken to design the rear extension so that it sits comfortably with the existing property and is



sympathetic to the existing surrounding properties, as well as in-keeping with the character of the area.

The proposed development seeks to strike a balance between providing the necessary additional accommodation and adhering to planning constraints regarding development of the property. The design incorporates the palette of existing materials and forms, ensuring the extension respects the architectural vernacular of the area while meeting modern living standards.

This statement outlines the site's context, design approach, accessibility considerations, and the proposal's compliance with relevant planning policies. It demonstrates how the extension will contribute positively to the site and its surroundings, ensuring a sustainable and high-quality development.

Context

The site is located within the built-up area and defined settlement boundary of Penistone, a Principal Town within the Metropolitan Borough of Barnsley. The property occupies a sustainable and accessible location within the established urban fabric of the town, positioned within walking distance of Penistone town centre and its associated services, facilities and public transport infrastructure.



Aerial view of site (courtesy of applicant)

Penistone is characterised by a varied but cohesive residential townscape comprising predominantly traditional and post-war housing, including detached, semi-detached and terraced dwellings arranged along an established network of residential streets. The surrounding area has evolved

incrementally over time, resulting in a mix of original dwellings alongside extensions, loft conversions and domestic alterations of varying scales and forms.

The application site forms part of an established residential setting and is surrounded predominantly by domestic properties of similar scale, age and character. Built form within the immediate vicinity is generally two storeys in height with pitched roof forms and a consistent palette of brick, render and tiled roofing materials. The pattern of development reflects spacious suburban plot arrangements with front and rear private amenity areas, soft landscaping and mature boundary treatments contributing positively to the character of the street scene.

The site benefits from good accessibility to local services and sustainable transport options. Penistone railway station lies within convenient reach of the site and provides connections to Sheffield, Huddersfield and Barnsley, while local bus services operate through the town centre and surrounding residential areas. The site is therefore well connected and located within a sustainable residential environment appropriate for continued domestic use and proportionate residential development.

The surrounding residential context demonstrates an established pattern of domestic extensions, roof alterations and incremental adaptation of existing dwellings. The proposal therefore reflects the prevailing character and evolution of the area while remaining subordinate to the host dwelling and respectful of neighbouring residential amenity.

Externally, the proposals retain the established residential use and overall landscaped character of the site. Existing garden areas to the rear will remain in use as private amenity space, comprising a mixture of decked & paved terraces, planting and grassed areas. No alterations are proposed to the established vehicular access arrangements or the frontage treatment facing Windermere Road.

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing driveway parking will be unaffected by the proposals. The existing pedestrian access to the side of the property will remain via a side door.



The primary access point, vehicle & pedestrian.

Amount

The scheme seeks to create the following additions to the property;

The redlined site measures 448.4m² / 0.0448 Ha.

The existing dwelling measures 67.2m² GIA / 79.0m² GEA.

The extended dwelling measures 81.8m² GIA / 95.3m² GEA.

Increase in areas 14.6m² (21.7%) GIA / 16.3m² (20.6%) GEA.

Planning History & Relevant Policy

The dwelling has no recent available record of planning history, with only historic applications circa the 70's and 80's linked to the initial development of the estate being listed. That said, other properties in the immediate area have been extended at two storey, single storey and had additions such as front porches, etc added to them, see below.



Existing two storey side extension at no.22 Windermere Road, facing the SW elevation of the application site.

Other properties on Windermere Road have been extended to a similar or larger degree most notably at No.s 8, 9, 11, 11a, 12 & 22.

The surrounding pattern of development along Windermere Road clearly demonstrates an established and accepted precedent for domestic enlargement and alteration, including two storey extensions, single storey additions and ancillary domestic works. The proposals at No. 28 seek only a proportionate rear extension and remodelling which remains subservient to the host dwelling and does not affect the surrounding street scene, whilst significantly improving the quality and functionality of the accommodation without resulting in any material harm to neighbouring residential amenity or the character of the area.

Local Planning Policy

The statutory development plan consists of the Barnsley Local Plan, dated Jan 2019.

The site is currently used as a domestic dwelling with associate garden amenity space, sat within the defined urban fabric and not within Penistone's Conservation Area.

Policy SD1 - When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy GD1 - Proposals for development will be approved if amongst other things:

- there is no significant effect on the living conditions and residential amenity of existing and future residents;
- the development is compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land;
- adequate access and internal road layouts are provided;
- appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- existing trees are considered in the layout of development.

Policy D1 - Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways;
- and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

The proposed development complies with Policies D1 and GD1 of the Barnsley Local Plan (2019) in that it represents a proportionate and appropriately designed domestic extension which respects the character and appearance of the existing dwelling and surrounding residential area. The proposal remains subordinate to the host property, utilises complementary materials and forms, and would not result in any unacceptable impact upon neighbouring residential amenity in terms of dominance, overshadowing, overlooking or loss of privacy. The development also retains adequate parking, access and private amenity space, ensuring the continued satisfactory function of the dwelling within its residential setting.

Neighbourhood Plan

The site is also covered by Penistone Neighbourhood Plan, but is otherwise unidentified within it.

National Planning Policy

The revised National Planning Policy Framework (“NPPF”) was published in July 2018, alongside updated supporting Planning Practice Guidance. A revision to the Framework was published on the 20th of July 2021.

Paragraph 126 advises that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities.

Paragraph 130 advises that planning policies and decisions should aim to ensure that developments;

- are visually attractive as a result of good architecture and appropriate landscaping;
- sympathetic to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation or change; and
- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

To summarise, the proposed development demonstrates compliance with relevant local and national planning policies, the National Planning Policy Framework (NPPF), the Draft Sheffield Plan, and Green Belt policies.

The design aligns with Policy DE2 by maintaining a high standard of construction, ensuring compatibility with the character of the surrounding area, and minimising impacts on neighbouring properties through thoughtful siting, obscured glazing, and scale. It also remain proportionate to the original dwelling an inline with other dwellings that have been extended on the same street.

Furthermore, the proposal supports the objectives of the Sheffield Plan's Policy SP1 by enhancing the site’s residential functionality to accommodate future generations, contributing to a fairer and more inclusive community.

These considerations, coupled with the sensitive integration of the extension into the existing suburban streetscape ensures that the development adheres to the overarching planning principles.

Layout

The site currently holds one detached bungalow residential property located in an existing and established residential estate on the fringe of Water Hall park. The immediate curtilage of the property is predominantly vehicle hardstanding, patio and grassed areas.



Existing Side & Rear Elevation from Water Hall Park access footpath

To the immediate North, East & West is the residential estate, to the South is Water Hall Park.

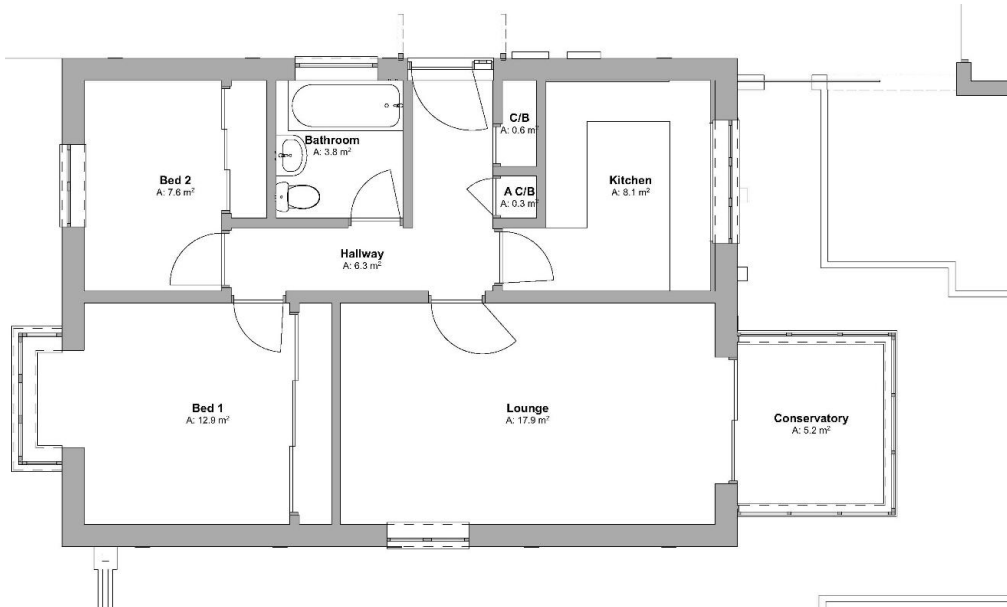
The proposals seek to extend the dwelling to the rear, which will cover the existing footprint for the conservatory and extend into the property's garden amenity space. Due to the irregular shaped plot and large rear garden the extension will have minimal impact on the residual amenity space however.

The proposed extension at single storey seeks to avoid conflict with neighbouring properties and has accordingly been set back from any adjoining neighbouring boundary (no.25 Windermere Road & No.6 Grasmere Close).

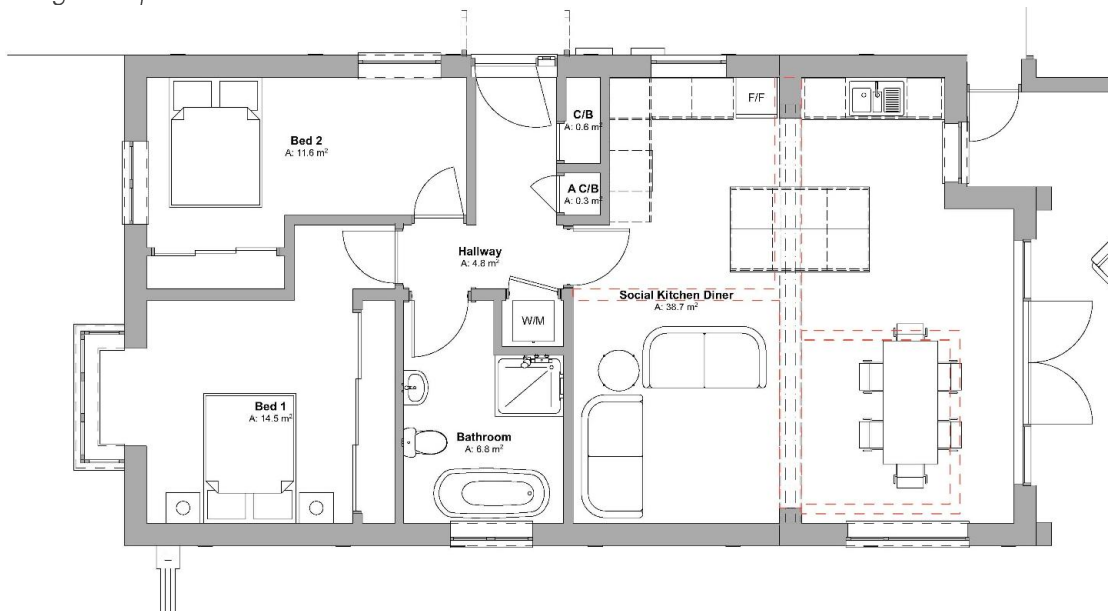
The extension at single storey projects out at the same eaves & ridge level as the existing property thereby being hiding the extension from the principle front elevation.

The proposals will remain overlooking the property's own rear garden amenity space, with ground floor side windows set so they only have views of existing boundary fences, walls and established hedges.

The immediate landscape of the site will be adapted to suit these proposals but the remainder kept broadly as existing.



Existing Floorplan



Proposed Floorplan

Scale

The existing property is a single storey dwelling with ground floor set at street level. The property has a larger than average footprint when compared to number of bedrooms, on account of being bungalow construction but inline with other similar construction on the residential estate.

Likewise it features a large and irregular plot therefore any modest extension, such as the proposals do not compromise the balance of accommodation versus external amenity area.

The existing property has similar ridge height its neighbouring bungalow properties, at approx. 4.5m as measured from the existing ground floor level. It is worth noting that many of the surrounding properties are of two storey construction so with significantly higher ridge heights.

The extension proposed seeks to match the eaves height and be set inline of the ridge of the existing property to maximise the volume of the accommodation to be formed.

The window size, layout and proportions on the rear elevation of the extension have been sized to maximise natural light, solar gain to the South and views of the tree line and Penistone beyond in contrast to the existing property window proportions which are modest by residential standards.

The proposals seek to extend the property by approximately 14.6m² (21.7%) GIA / 16.3m² (20.6%) GEA, a very modest increase which could not be considered overdevelopment of the site in comparison against other local approved additions.

Appearance

The proposed development has been designed to be simple and in-keeping in appearance as illustrated in the accompanying drawing package. The extension will be smaller in size than the original dwelling in both width and depth, with a matching pitched roof not exceeding the existing ridge height of the original property.



The extension to the dwelling will be of traditional construction, one leaf of inner blockwork with an outer leaf of blockwork to receive render and pitched roofs. Windows will be uPVC with no fenestration pattern, head, cills or mullions, to match the existing rendered areas of the property.

The windows have been sized to replicate modern domestic standards to provide maximum views out and light penetration into the house and also to provide greater surveillance of the surrounding area.



A sample of the materials under consideration are as follows:

<p>Brickwork</p> <p>Colour – Buff (to match existing extension)</p>	
<p>Roof tiles</p> <p>Colour – Brown (to match existing extension)</p>	
<p>Windows & Doors (existing & proposed) – uPVC Basalt Grey</p>	 <p>15-Basaltgrau_7012_Basalt Grey_7012_02.20.71.000010 - 116700</p>
<p>Facias (existing & proposed) – uPVC Basalt Grey</p>	 <p>15-Basaltgrau_7012_Basalt Grey_7012_02.20.71.000010 - 116700</p>

Landscaping

The immediate area around the proposed extension will be finished with matching timber/composite wood decking & patio flags.

The site's existing green elements, including grassed areas and mature boundary vegetation, will be retained to preserve the existing setting of the property.

No alterations are proposed to existing boundary treatments, which currently consist of a mix of brick piers and dwarf walls with timber fence infill, timber fencing and decorative hedging. These features will continue to define the site boundaries in a manner consistent with the suburban landscape.

Conclusion

This Design and Access Statement supports a householder planning application for the proposed demolition of existing rear conservatory and erection of a single storey rear extension to their existing property, 28 Windermere Rd, Penistone, Sheffield, S36 8HL. The proposed extension has been carefully designed to balance the applicant's needs with planning policy requirements.

The proposed design:

Complies with the National Planning Policy Framework (NPPF), the Barnsley Local Plan 2019, Penistone Development Plan 2019-33 and Supplementary Planning Document: House Extensions and Other Domestic Alterations, ensuring it contributes positively to the local area.

Ensures minimal visual or physical impact on the surrounding & neighbouring properties while remaining within reasonable size parameters to avoid disproportionate development.

Provides much-needed accommodation tailored to suit the needs of the applicant's, promoting the ability to live in the property for the longer term and also making it suitable for future families.

Incorporates measures such as careful window placement and consider site orientation to safeguard privacy and daylight for neighbouring properties.

Utilises traditional materials that are in keeping with the area while ensuring long-term durability and minimal environmental impact.

The proposal offers a practical and sensitive solution to the need for additional residential space while enhancing the property's overall utility and maintaining its aesthetic harmony with the surrounding landscape. By aligning the extension with existing policies and design guidance, this development will contribute positively to the locality and uphold the principles of good design and sustainable living.

Overall, it is demonstrated that the site can be developed to provide an appropriate, sustainable extension of an existing residential dwelling in line with Policy D1, supported by existing infrastructure and delivering a net gain to the locality.