



DCLG CIRCULAR 01/2006

DESIGN AND ACCESS STATEMENT

**APPLICATION FOR DETAILED PLANNING PERMISSION
AND LISTED BUILDING CONSENT –
ALTERATIONS TO EXISTING SINGLE STOREY
EXTENSION TO DWELLING AND CONVERSION
OF STABLES TO FORM LIVING ACCOMMODATION
FOR THE EXISTING DWELLING**

**CAT HILL HALL, CAT HILL,
HOYLANDSWAINE, SHEFFIELD**

MR WILLIAM BUCK

MAY 2019

Introduction

i) Introduction.

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Town and Country Planning Act 2004 (Development Management Procedure) (England) (Amendment) (Order) 2013 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABI Publication "Design and Access Statements".

This application seeks planning detailed planning permission and Listed Building consent for alterations to existing modern single storey extension to the dwelling and conversion of the attached stables to form living accommodation for the existing dwelling, Cat Hill Hall, Cat Hill.

This Design and Access Statement should be read in conjunction with the submitted Planning Statement which deals with planning policy and the issues in more detail and the Heritage Statement.

a) Site Assessment

The site assessment is set out in the Planning Support Statement.

b) Involvement

The applicant has engaged the services of a Chartered Town Planner and Chartered Architect in drafting up this scheme.

There are no direct neighbours to the site.

c) Evaluation

It was recognised that owing to the property's status as a Grade II* Listed Building, its location in the Green Belt and an Area of Borough Landscape Value, care would need to be taken to ensure the proposal did not give rise to any issues of harm. It is considered that:-

- (i) The Listed Building, by reference to its form and the planning history, has seen significant change;
- (ii) The proposals relate only to changes to the modern additions to the building which are not considered to be sensitive to changes;
- (iii) The site is inconspicuously located in the Green Belt. The proposal is for alterations to an existing building. By reference to planning policy, there is no conflict with Green Belt policy.

It is considered that the proposal, which has been carefully considered, is sensitive to the building and its location.

As a consequence:

- (a) There is no harm to the Grade II* Listed Building;
 - (b) There will be no adverse impact upon the Green Belt; and
 - (c) It is considered there will be no adverse impact upon the Area of Borough Landscape Value
- d) Planning Policies.

This issue is dealt with in the accompanying Planning Statement.

ii) The Scheme

Full details of the scheme are set out in the submitted planning statement.

iii) Design and Access Justification.

a) Use, Amount and Layout of Development.

The property is already in existing residential use.

The stables are located within the residential curtilage and attached to the dwelling house and can be converted without major changes. The change of use of that element does not give rise to harm.

The amount and layout are dictated by the existing current physical form of the buildings.

b) Scale, Appearance and Landscaping

Full details are set out in the accompanying planning statement. The scale is as existing and the appearance will be sensitive to the form and nature of the Listed Building. The landscape at the site is well established and the proposal does not warrant any further landscaping.