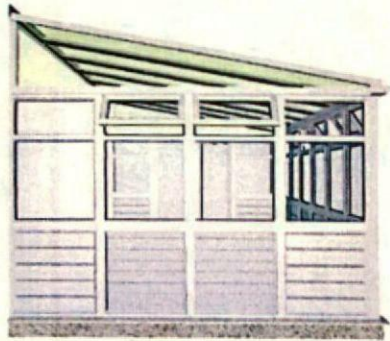
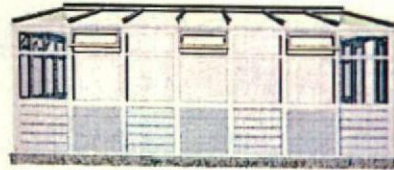


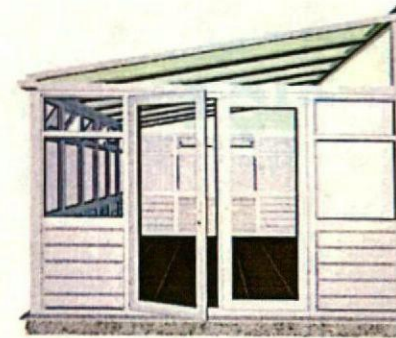
For illustration purposes only - ©Whiteshill Systems



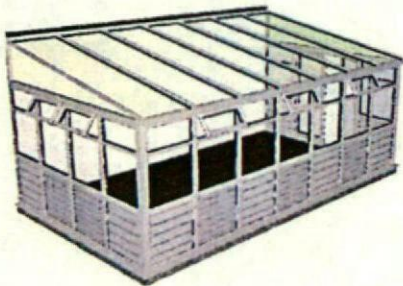
LEFT ELEVATION



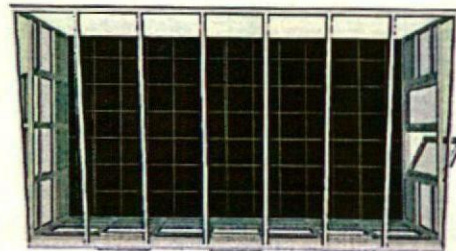
FRONT ELEVATION



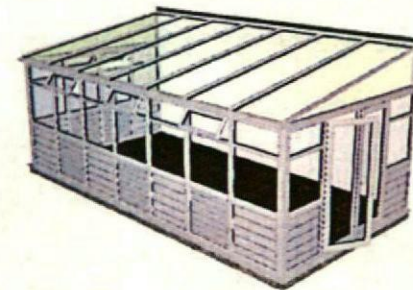
RIGHT ELEVATION



LEFT 3D VIEW



PLAN VIEW



RIGHT 3D VIEW

Prepared for: **Mr & Mrs Hall**

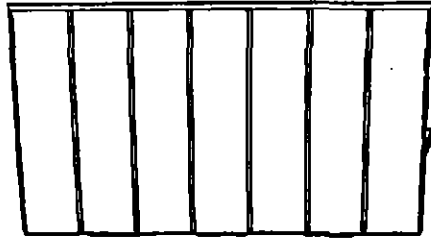
Crest Home Improvements Ltd

unit 2 j harris precinct
Wombwell Lane
Barnsley,

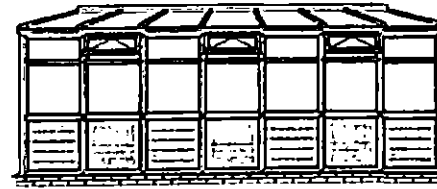
Width: 6500 mm
Depth: 3500 mm
Ridge Height: 2850 mm

Dwarf Wall Ht: 0 mm
Frame Ht: 2100 mm
Floor Area: 21.420 sq.m

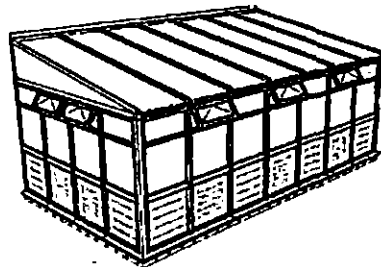
Tel : 01226794200



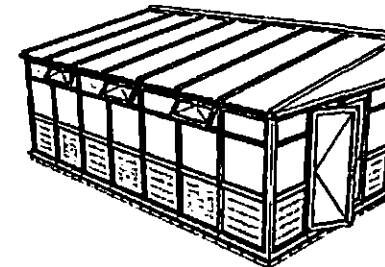
PLAN ELEVATION



FRONT ELEVATION



LEFT 3D VIEW



RIGHT 3D VIEW

Prepared for: Mr & Mrs Hall

Date: 19 / 4 / 2019

No of Views: Four

Designers Signature:

O/A Width: 6500 mm O/A Depth: 3500 mm

Gutter Ht: 2100 mm Transom Drop: 360mm

Roof Pitch: 10.0°

Internal Volume: 52.598 cu.m

Dwarf Wall Ht: 0 mm

Floor Area: 21.420 sq.m

Crest Home Improvements Ltd

unit 2 j harris precinct

Wombwell Lane

Barnsley,

Tel : 01226794200 Fax: 01226794201

Crest Home Improvements Ltd

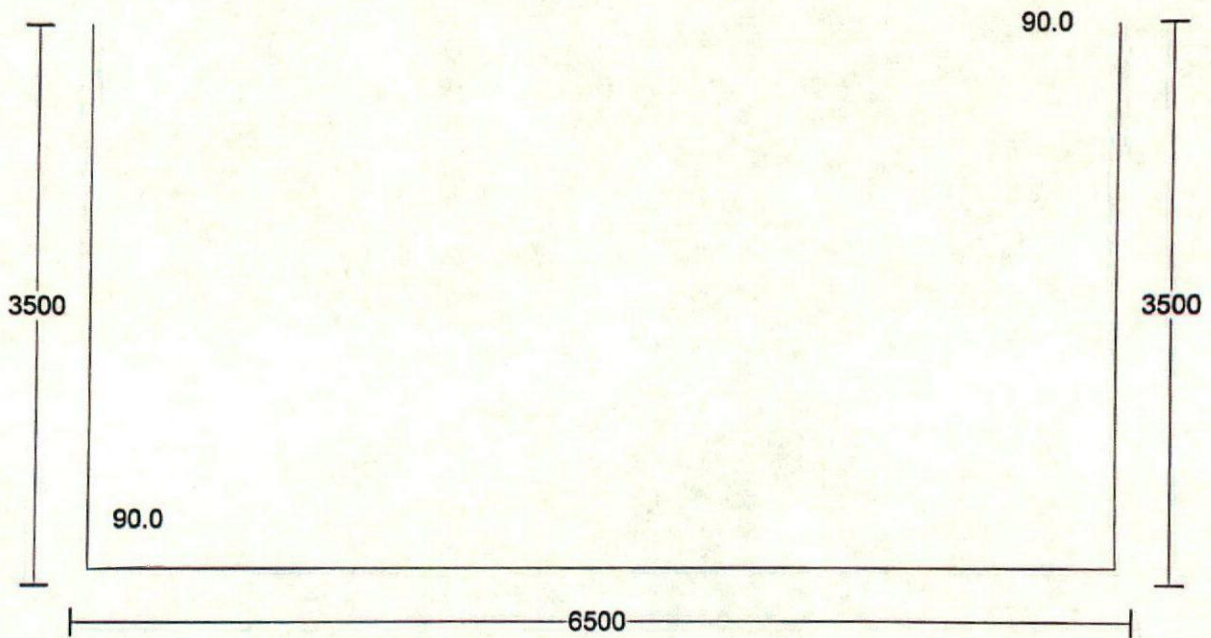
unit 2 j harris precinct

Barnsley

S70 3NX

Tel : 01226794200

CONSERVATORY BASE LAYOUT



Overall Width: 6500 mm

Overall Depth: 3500 mm

Name: Mr & Mrs Hall

**Address: The Hut
Dovecliffe Road
Barnsley**

Date: 19 / 4 / 2019

Crest Home Improvements Ltd

unit 2 j harris precinct

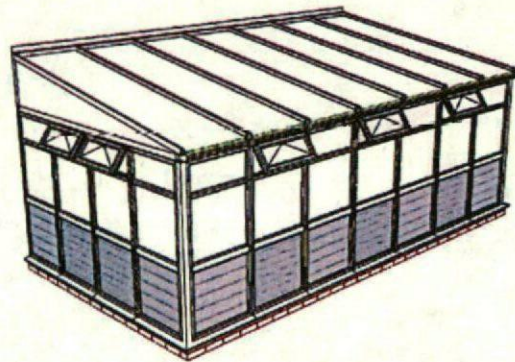
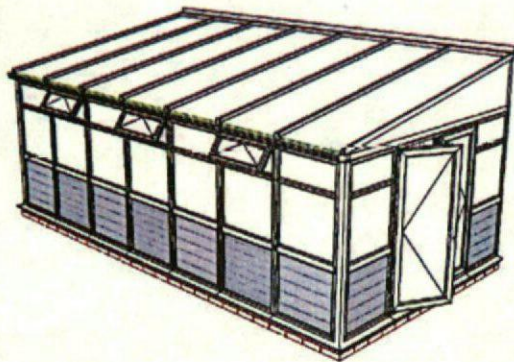
Barnsley

S70 3NX

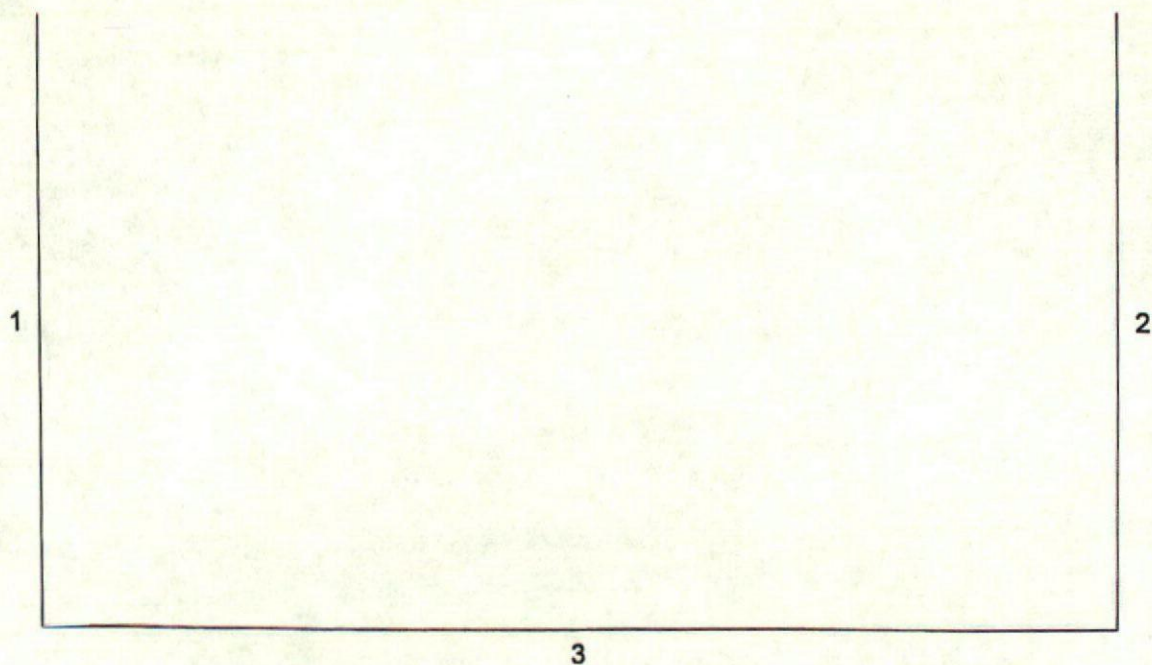
Tel : 01226794200

Mr & Mrs Hall
The Hut
Dovecliffe Road
Wombwell
Barnsley,

Tel:



Site Plan





Area to be covered by
conservatory

Area Covered by Conservatory



Wood Walk.
Situation



Pre Planning Advice. Oh Sew Sweet's Comments in RED below.

Dear Simon,

**Re. Erection of conservatory to the side of the existing building
The Hut, Dovecliffe road, Wombwell, Barnsley, S73 9UE**

Thank you for your recent enquiry. Sorry for the delay in getting back to you.

Planning policy considerations

Local plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. 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 the local area.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Proposed development

The proposal is for the erection of a conservatory to the side of the existing building. The conservatory is to project 3.5m from the side elevation with a length of 6.5m. It is to have a lean-to roof with a slight slope with a height of 2.1m to the eaves and

2.85m to the roof ridge at the highest point. The external materials are not indicated within pre-app form but it appears to be a standard conservatory with a PVC frame/roof and clear glass windows on all three elevations.

Advice

The proposal would require a full planning application and the main impacts to consider as part of this application are visual amenity (design) and its impact upon Highway Safety.

The conservatory appears subservient to the host building being of a scale, size and height that is respectful of the building and surrounding street scene which provides coverage to the seating area without imposing on the original design of the building. I am also happy with where the conservatory is to be located on the building. That being said, a standard conservatory such as this is not a usual feature for this type of building in what is a highly visible site (on a main road; near a train station) and I believe there could be improvements in terms of design. What would be more appropriate would be a standard extension, such as with a solid roof and a brick base which I feel would be much more in keeping with the existing building. I would be happy with a conservatory-style extension, such as large glass windows and door/s, but feel a standard extension would probably be a better option in this case. This would allow it to be in compliance with local plan policy D1: High Quality Design and Place Making in the Local Plan, and be acceptable in terms of visual amenity.

The conservatory is as you say in keeping with the overall size of the building and the existing White PVC double glazed windows that are at regular intervals around the main building and therefore will blend in quite well. I also note that the houses in the area have a number of canopy style entrances in White PVC and the majority have white PVC double glazing so the conservatory would not look out of place in these circumstances.

The reason for a conservatory as opposed to a standard extension is due to the fact that we do not own the main building and a standard extension is a permanent fixture with considerable cost to us (The tenant). A conservatory is less in overall cost and can (If we ever were to relinquish the lease) be removed to recoup some of the cost outlay. Our plan is to use potted conifer type shrubs (To shoulder height) to obscure some of the conservatory from the main road. As it is in the corner of our car park some of it will be obscured by parked cars also.

Highways DC have been consulted on this pre-application enquiry and have indicated that stated the following comments: 'The LHA raise no objections in principle subject to consideration for the provision of cycle parking. No significant material change is expected. The proposed extension replaces existing outdoor seating which may increase footfall or dwell times without resulting in further demands for car parking. Access and car parking are retained. These facilities are considered sufficient for the described purposes. Cycle parking should be considered to improve mode choice.' As such, no highways issues are raised to the proposal ***in principle***.

Whilst we have very few cyclists visiting our shop/café we are willing to look at a covered area to the opposite side of the building and near the main entrance to provision for some cycle storage

I hope the above guidance helps, but please let me know if you have any questions or would like further advice.

Kind regards,

Nathan Denman
Planning Assistant (Outer Team)

Planning and Building Control
Economic Regeneration – Place Directorate
Barnsley Metropolitan Borough Council
PO Box 634, Barnsley, S70 9GG

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Internal x 2589