

DESIGN and ACCESS STATEMENT

This document has been prepared in support of an application for Full Planning Permission for the erection of a new dwelling and garage on land adjacent The Croft Farm High Street Billingley. The site comprises extensive driveway and garden land to The Croft Farm.

Planning History

There is no recent planning history for the site.

An application for a new dwelling was refused in 1990 citing inappropriate development in the green belt and highways issues as the reasons for refusal.

- This application pre-dated the NPPF which now supports infill development in villages, a matter which is explored in detail in the accompanying planning statement.
- This statement and the submitted plans address highway matters.

Proposals

The works involve the erection of a two-storey dwelling with attached garage.

Assessment/Evaluation

Use

The site is located at High Street within Billingley Village between existing residential uses. The previous use is extended garden to The Croft Farm which has been in use as a garden for in excess of 10 years. The proposed use is residential.

Planning Policy

The site is allocated as Green Belt within the Barnsley MBC Unitary Development Plan Proposals maps.

This planning application is on the basis of guidance set out at para 145 of the National Planning Policy Framework which allows for infill development in Villages. Billingley is identified as a Village in the Barnsley MBC Core Strategy (para 7.4).

The proposals are similar to recent planning approvals for infill development at Chapel Lane Billingley.

The planning policy issues are further examined in the supporting planning statement.

Amount

The total site area is 0.1 Hectares or 0.15 Ha including the access drive. The new dwelling has 4 bedrooms and a double garage. It has a footprint of 178sqm and a gross internal floor area of 225sqm or 261.7sqm including the garage.

Layout

The new dwelling and garage occupy the width of the site and parking and manoeuvring is provided to the frontage. The garden area increases in width at the rear and extends to the existing physical boundary fence.

The proposed dwelling aligns with Holly Cottage to the south and forms an enclosed courtyard with The Croft Farm to the east. It also aligns with the rear boundary of Keepers Lodge and further properties to the north.

Scale

The new dwelling is two storeys with a single storey garage.

The size and scale are consistent with other two storey dwellings immediately adjacent and throughout the village which features a significant number of larger detached dwellings.

Landscaping

Soft landscaping

There are no mature trees or hedges on or adjacent to the site that would be affected by the proposed development works. Any existing garden trees are to be retained.

It is proposed that a new native thorn hedge would be planted to the western boundary details of which would be the subject of a pre-commencement planning condition.

Hard Landscaping

Hard landscaping will comprise a mix of gravel and artificial stone flags to path. A specification for external hard landscaping is provided on the drawings.

The driveway and parking areas are shown in a tarmac finish to match existing.

Design and Appearance

The new dwelling has been designed in the manner of traditional village housing with the principal building which is two storeys in a wide frontage narrow span format with steeply pitched roofs and smaller attached single storey garage building adjoining.

Good quality materials have been specified and include Bradstone Old Quarried artificial stone slates in diminishing courses with matching ridges to the roof. Verges are to be flush pointed and eaves are formed without fascias and include timber ogee section gutters fixed to the walls with wrought iron brackets and rainwater pipes in cast iron all with black paint finish.

Walling is to be in natural reclaimed regularly coursed flat faced squared stone, flush pointed with lime based grit sand mortar with joints brushed or 'bagged' off to

expose the aggregate with the mortar. Principal external corners where shown are to have second hand stone quoins.

Window and door surrounds are to include natural sawn stone lintels, cills and mullions. Doors are to be in timber with dark oak stain finish. Windows are to have timber frames with dark oak or off white paint finish. All frames to be set into 75mm reveals from the outside face of the stone, pointed in flexible mastic to provide a weather tight seal and over pointed with a mortar fillet.

Access

Access is via an existing private drive from High Street. The driveway is shared with four other dwellings and would ultimately serve a total of five including the proposed dwelling.

The private drive forms a perpendicular junction with High Street where there is a minimum width of 4.8m for at least 6.0 meters into the site allowing two cars to pass at the junction.

The access provides existing sight lines of 2.0 x 46.6 meters to the north and 2.0 x 39.6 meters to the south which meets the tangent point of the junction with Chapel Lane.

The council approved a recent planning application to increase the height of the frontage boundary wall to Rose Cottage which is located at the south side of the access. This included a stipulation to limit the height of the wall to allow adequate visibility to be maintained.

The development would generate a modest number of additional vehicular trips on the local highways network and the additional volume of traffic is unlikely to have a measurable impact in terms of traffic flow, capacity or road safety. Site levels are such that ambulant stepped approach would be adopted. Internal design will be compliant with Building Control Part M requirements.

Areas for waste and refuse bin storage are provided on site and bins will be taken to the back edge of the footpath adjacent to the access for collection.

Heritage Assessment

The site is located within the designated Conservation Area of Billingley Village. There is a Conservation Area Appraisal that describes the various elements that help to form its special character including areas of special architectural or historic interest.

The impacts of the proposals upon the Conservation Area are considered:

- The design of the proposed buildings is consistent with the local simple vernacular style and uses good quality natural sandstone and other materials which will allow it to integrate with existing buildings.

- The village includes a mix of larger buildings in large plots and smaller buildings and conversions within tight knit groups. The proposals maintain this theme and relationship between the new and existing buildings whilst the location of the proposed building being set back from High Street prevents any imposing influence upon existing dwellings or the general street scene.
- The works can be undertaken without affecting any mature landscaping or trees that have protection within the conservation Area.
- The proposals have no negative impact upon long range view into or out of the Village or the Conservation Area which is already obscured by existing housing and mature landscaping which fronts onto High Street.
- The proposals have no impact upon the most historic parts of the village which include the war memorial at the centre of the village. There are three listed buildings within the village:
 Billingley Hall Back Lane Billingley - 200 meters south east of the site.
 Poplar Farm Chapel Lane Billingley - 65 meters south of the site.
 Manor House High Street Billingley – 120 meters south east of the site.
 None of these or their setting is affected by the proposed dwelling.

The proposals feature a traditionally designed dwelling similar to the majority of dwellings within the village and include the use of good quality materials including reclaimed stone walling.

It is considered that the proposals have no detrimental impact upon the special character of the Conservation Area, and the design and use of good quality materials. The location of the proposed dwelling being set back from the road has no impact upon the street scene or views along the principal routes through the village.

Summary

The proposals relate to an infill dwelling within a Village which is appropriate development within the Green Belt.

The design employs a traditional local vernacular that is appropriate to the location and its size and scale are consistent with similar dwellings in the village. Good quality materials have been used to allow the building to fit with and complement its immediate surroundings which are suitable for its setting within the Conservation Area.

The proposals adhere to local and national planning policy and we look forward to receipt of the councils support with regard to this application.



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