

**Client**

Mr & Mrs P & S Herbert

**Address of site**

Land to the side of 11 Stainborough  
Lane, Hood Green, Barnsley, South  
Yorkshire

**Application Type**

Planning Application  
Design & Access Statement

**Date**

2018

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- Statement

PREPARED BY :

**QUILL ARCHITECTURE**

7 Mulberry Close, Darfield, Barnsley, South Yorkshire  
S73 9NN. Tel:- 01226 755446

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## **Introduction**

1. This statement is in support of a new development of one modest 2 bedroom detached dormer bungalow. On land currently used as a side garden to an existing dwelling No 11 Stainborough Lane, Hood Green, Barnsley. The bungalow will be set within the pre formed curtilage but separated by a new fence line which will run from the north boundary to the south.

1.1 The site in conjunction with the adjacent area has been visited by Quill Architecture and this statement takes into account the sites location, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

## **2.0 Assessment of the sites immediate and wider context.**

2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access issues.

### **2.2 Physical**

2.2 The site in its current form occupies an external corner position adjacent to Stainborough Lane, Hood green which runs to the north and east of the site. No alteration in plan to the plot will be made. The area occupies approximately 265 square metres, and currently forms the side garden of No 11 Stainborough Lane, which is owned by the applicant's parents.

#### **South Boundary**

The south boundary is delineated by a concrete post and timber panel fence approximately 1000mm metre in height which overlooks open fields under the control of a local farmer. No further treatment or alteration is required to this boundary. According to the LDF descriptive and the UDP plans the area outside the residential curtilage is designated as green belt.

#### **East Boundary**

On the east boundary a fence constructed from similar materials to that of the south boundary exists, this abuts a small grass verge which in turn leads directly onto Stainborough Lane running parallel with the site, this is also appears to be within the green belt, however and in addition conservation status has also been designated beyond the residential east boundary.

### North Boundary

The existing north boundary treatments are made up again of similar materials which gives uniformity to the site. There will be no alteration to the boundary treatment other than, forming an access point through the existing fence to the new dwelling.

### West Boundary

To this boundary a new fence of concrete post with timber infill panels is proposed to separate the two dwellings, which will offer privacy to each resident. The existing dormer bungalow No 11 to the west is owned by the applicant's parents and constructed from red brick under a tiled roof. Situated beyond a small area of private housing stock exists with similar style dwellings but built of differing construction materials.

## 3.0 Access audit

3.1 The proposed site will have a 3 metre wide, gated single access point positioned within the existing northern fence line. This access pierces the internal boundary fence which is set back from the legitimate curtilage of the site extending approximately 3500mm from the existing north fence towards Stainborough Lane. The proposed drive will need to be raised in elevation towards the new dwelling to necessitate the statutory 1 : 20 slope, to be achieved. Private vehicles entering will be able to travel in a forward direction from the main highway into the site and the private drive, which terminates to the front of the dwelling. This area will also provide an external parking and defined manoeuvring area for motor vehicles to emerge from the site in a safe forward direction. However anecdotal evidence suggests that vehicles are prevalent along Stainborough Lane, but with the ability to manoeuvre within the site access to the highway in a forward direction provides safe egress to be achieved. See drg CAD/QA/P/1804 for vehicular movement.

### 3.2 Access to Motorways

The site is located equidistant to Junction 36 & 37 of the M1 motorway network.

### 3.3 Transport

An established public road transport system is in operation and located within 240metres (5minutes) walking distance when travelling west and 260metres (5 1/2minutes) walking distance when travelling east.

### 3.4 Refuse/recycling

The dwelling will have an area for the storage of bins located to the front of the property. Waste collection is to be undertaken by the local authority, with the onus placed upon the owners of the dwelling, to transport individual bins on collection days as currently in operation by the neighbouring residents.

The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres
4	Garden Waste 1 (Green)	720 x 650 x 1060	240 Litres

### 3.5 Economic

The scheme aims to provide a traditional dormer dwelling similar in style and construction materials to that of the adjacent dormer bungalow. The location of the proposed dwelling will also provide a practical solution for the applicant, who attends her disabled mother and be on hand 24hours a day.

## 4.0 Relevant Planning Policies

- 4.1 The following policies have been taken into account in the submission of this application. The site is located on the fringes of an existing village which has been allocated as a housing policy area Unitary Development Plan maps and LDF descriptive.

### National Planning Policy Framework & Government Guidance

#### National Policies

Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

- National Planning policy framework, Sec 7 (Requiring good design).
- Sec 10 (Meeting the challenge of climate control)
- Sec 11 (Conserving and enhancing the natural environment.

The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.
- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

PPG 2 Green belt

Sec 9 (protecting green belt land)

Sec 11 (Conserving and enhancing the natural environment.)

#### **Local policies**

Policy CPS 2, Sustainable construction

Policy CPS 29, Design.

Policy CPS 34, Protection of the green belt.

Policy CPS 37, Landscape character.

LDF, SPD Designing new housing development 2012

South Yorkshire residential design guide 2011

Buildings for life (bfl12)

## **5.0 Relevant Planning History**

- 5.1 The sites previous use:- side garden to No 11 Stainborough Lane, Hood Green.
- 5.2 Planning approval granted to No 11 to erect a front/side extension onto the original bungalow App No 2017/0727 Decision notice 03/07/2017

**6.0 Involvement of community members and professionals, undertaken/planned.**

6.1 The owners/tenants of the adjacent residential dwellings have not been consulted.

**7.0 Evaluation of the context**

**7.1 Identification of opportunities**

There are a number of benefits arising from the re-development of this site. There will be a positive gain in the visual amenities by a sympathetic and well designed development. It will constitute a positive addition to the area and provide sustainable accommodation.

**7.2 Identification of constraints**

The overall design of the dormer bungalow will be sympathetic to the immediate surroundings and the adjacent dwelling to the west. The proposed bungalow will be situated in a central position within the site and set level with No 11 allowing the theoretical building line to be observed, see site layout drawing (CAD/QA/1800). Its footprint will be of similar dimensions to the existing bungalow to the west No 11 Stainborough Lane. The east elevation will be set in close proximity to the eastern boundary adjacent to Stainborough Lane, But well clear of the external corner of the plot where vehicular movement along the highway will not be impeded making it no worse than existed before. This has been a priority in design and achieved with the proposal.

**7.3 Historic Mining operations**

Pre application advice given by SYMAS indicates that the area is located within an historic mining zone and has a potential of possible coal deposits/outcrops within the site, therefore it will be prudent to carry out planned exploratory works on site to determine the existence of any such deposits and qualify there extent if any.

## 8.0 Design of the scheme

### Use

Is this justified in terms of :- Site and surroundings

The site has residential developments to the east and north of the site.

Land use – The site lies on the fringe of the established village of Hood Green, Nr Barnsley, South Yorkshire and within a designated housing policy area, but directly adjacent to both green belt and conservation areas to the south and east.

### Amount

Is their justification for :-How much development is proposed?

Due to the constraints of the site only one dwelling with a single ancillary drive is proposed.

### Layout:

The proposed bungalow is constrained within an area delineated by existing well defined boundaries to the north, south and east. The west boundary adjacent to the existing bungalow will be formed by negotiation with the owners of No 11 Stainborough Lane.

### **Ground floor :**

The ground floor consists of an entrance lobby displaying an open stairwell providing access to a landing at first floor level with 2No velux roof windows over. See drg CAD/QA/1802. Within the ground floor entrance atrium, a family bathroom will be formed to the front while a proposed kitchen with an integral dining area, and informal lounge/seating area will be situated to the rear and east side of the property. An additional room at ground floor level is to be utilized as a television/sitting room, with entry gained through the lounge.

### **First floor**

The first floor is accessed from the integral flight of stairs, which terminates at a landing see drg CAD/QA/1803 this provides access to two bedrooms. The master bedroom to the east will have a walk in wardrobe and separate storage cupboard set adjacent, with dormer window to the rear which is complimented by the addition

of a velux roof window to the front. To complete the master bedroom area an open en-suite constructed over the TV/sitting room will be afforded displaying a projecting dormer window with opaque glazing. The second bedroom will also be accessed off the landing area, this bedroom will have a projecting dormer window features to the front and rear elevations. In addition there is no requirement for any supplementary windows positioned within the west gable facing No 11 to be installed.

#### Landscaping :

Due to the nature of the development, offering a juxtaposed position to an existing bungalow and the land already set to lawn there will be no alteration to this to the rear of the dwelling. Set to the front paved areas will be created for vehicles including the drive which will be constructed of permeable materials to allow sustainable drainage to take place. To the head of the drive there will be a gated access with no wall/fence to each side being in excess of 1000mm, this will afford highway safety to be achieved and sight lines no worse than existed before. Additional planting using small alpines within a rockery to the north boundary will be installed.

#### Appearance :

With respect to the architecture, the new dwelling is of a simple traditional building form, with all elevations constructed of brickwork, under a trussed roof structure displaying closed eaves. The roof pitch has been set at 45° this allows a viable internal head room to the first floor to be achieved. Within the main roof pitch a single dormer will project from the front and two dormer windows will be set in the rear, each of these will have pitched roof profile to match the main roof. It will be seen that by using this construction it is in-keeping with the ethos of the local authority's core planning strategies CPS 29 good design principles and will compliment the street scene by matching the existing adjacent dwellings. All rainwater goods including down pipes will be in black plastic. The external soffits, fascia's to the front and rear elevations will also be in a maintenance free upvc with a finished colour to match the windows. The main entry threshold will conform to part M of the building regulations and the criteria laid down by the equalities act. All windows and subsidiary external doors will be hermetically sealed double glazed units with a minimum of A+ rating and manufactured in grey Upvc. Finished colour to be approved by the local authorities planning department.

## **9.0 Environmental (flood risk)**

- 9.1 The Environment Agency's flood map data has been checked and the existing structure is not located within a flood zone. Additionally the detached building will not cause flooding to occur locally or off site.

## **10.0 Ecology (wildlife)**

- 10.1 There is no evidence of any endangered or protected species or their roosts within the site.

Mitigation measures.

Non

Arboriculture

N/A

## **11.0 Surface water**

Roof water/surface water is proposed to be dealt with by means of classic style gutter as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3. In addition soakaways for the collection of surface water will be constructed subject to percolation testing. Soakaways to be designed to Approved document H part H2 building regulations. Providing the means to achieve a responsible and sustainable method of water management.

## **12.0 Foul water Discharge**

All foul water drainage will discharge into a mains drainage system. Contractor to note that authorisation from the governing water authority is required for minor alterations to and/or renewal of a public sewer under the water industry act 1991 section 185 and section 106. Therefore before moving/altering or adding to the existing system. The existing on site drainage runs are to be appraised for ownership and the water authority to be contacted.

### **13.0 Energy & Environmental Performance of Dwellings**

Standard Assessment Procedure (SAP) calculations are required for the new dwelling and must be carried out by a registered assessor.

In addition air testing of the dwelling is also to be undertaken.

### **14.0 Concluding statement.**

- 12.1 This design and access statement is written in support of a *planning application and demonstrates the requirement of section 42 of the act.*
- 12.2 Preliminary meetings prior to a formal planning application have entered into with the local authorities planning officer to ascertain the suitability of additional development within the garden area.
- 12.3 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.