mboothdesign
architectural design and building consultants

Barnsley MBC
Development Management
PO Box 604
Barnsley
S Yorks
S70 9FE

13 August 2019

[redacted]

Dear Sir

Re: Alterations and Extensions to dwelling
Highstone Lodge Racecommon Lane Barnsley S70 6NN

This is a Householder Planning Application for works to the above which is a resubmission for similar proposals on the same site as a recent planning permission ref: 2018/1561 which was registered by the council on 03 January 2019 and approved on 15 February 2019.

I have discussed this with Robert Tollyfield and understand that it will qualify for a nil fee.

The application is supported by the assessment outlined in this letter and the following documents:

- Householder Application Form
- Plan S1 Rev C – Site Survey and Location Plan
- Plan S2 – Building Survey
- Plan P1 Rev J - Proposals

Extent of Works
The works comprise alterations and extensions to an existing bungalow. They include the replacement of the roof coverings, the re-cladding of the existing external walls and the redesign of door and window openings.

The only difference between the approved plans and the current proposals is the alignment of the ridge of the extension with that of the original bungalow and alterations to the design of the improvements to the access. In all other respects the proposals remain unchanged.

The principal of the development including the extent of extension within the Green Belt has been established by the original planning consent and the reasons for the proposed changes are outlined provided below:

Roof alteration
The applicant is keen to align the ridge of the extension with the main house. We appreciate that most extensions would be subservient and that the lower ridge is one way of achieving this but as the extension is only single storey and projects forward of the existing dwelling as well as to the side the minor lowering of the extension ridge will have very little impact in this respect.

Fairfield House Berneslai Close off Churchfield Barnsley S70 2FL
T: 01226 286256 M: 07881898300 E:mark@mboothdesign.co.uk
Directors: Mr MJ Booth MCIAT Mrs J Booth
MBooth Design Ltd Registered in England and Wales Registration No 7662634 Registered Address 2 Western Street Barnsley S70 2BP
VAT Registration No 129 6011 28

We also consider that an aligned ridge will improve the appearance and avoid an unsightly 'bumb' in the roof on the east elevation.

Access alterations
The access has been moved slightly to the west and redesigned. It still allows for cars to park in a position that will not obstruct the highway whilst operating the automatic gate and the increased width forms a lay-by for aligned parking for deliveries, post etc. off the highway. The alteration will also allow an existing lamp post within the verge to be retained.

Assessment

The existing dwelling is a bungalow built in stone with a hipped roof of interlocking concrete tiles and white upvc doors and windows. A photographic record has been included as part of the application documents. It is surrounded by stone boundary walls with a narrow access to Racecommon Lane located in the north west corner of the site.

There appears to have been a degree of terracing to remove the natural falls from east to west providing a level building plot for the bungalow resulting is elevated ground levels approaching the eastern boundary where the site has been cut and reducing ground levels to the west which are retained by the boundary wall. The general appearance although not unattractive is relatively simple and a little bland.

There are no neighbouring dwelling within close proximity that overlook the site or that are overlooked and no issues of privacy or impact upon amenity. Due to the natural ground levels reducing to the west there are long distance views in this direction.

There are no significant trees on the site or mature landscaping that would warrant a tree survey. There are two small trees adjacent to the access and a row of fruit trees parallel to the eastern boundary. There is a large tree within the neighbouring land beyond the eastern boundary which will be unaffected by the works. Details of tree protection to the retained tree as previously approved have been included on the plans.

Drainage of foul water is taken to a septic tank and surface water goes to soakaway.

Proposals

Use
The existing use is residential and the proposal retains this use.

Amount
The site area is 0.15Ha and the existing building has a floor area of 182sqm. The proposed dwelling has a total floor area of 336sqm and increase of 154sqm or 85% of the original floor area. This is well within the maximum of 100% floor extension permissible within the Green Belt.

Layout
The existing dwelling is located centrally within the site. The extension has been added to the east of the existing building with a forward projection accommodating the garages and a rear projection making the most of the south facing rear garden and views providing open plan living accommodation with access to the garden.

The vehicular access has been altered and increased in width which will improve visibility and access to the site. Gates have been set back to allow a car to park off the highway while gates open to prevent causing an obstruction.

The parking allocation is increased from 3 to 4 spaces and an improved turning and maneuvering space is provided. There is no material alteration in terms of intensification of the access.

Space is available for the storage of waste and recycling bins on site and there is room adjacent to the access at the kerb side for collection.

Scale
The existing building is single storey and the proposed extension is also single storey.

The proposed extension is located on the eastern side of the site where adjacent ground levels rise toward the eastern boundary. As such the extension will be set into the landscape and it will appear recessive.

Landscaping
There are no mature trees or hedges at the site. There is a row of fruit trees and two small trees adjacent to the site frontage that will be removed as part of the works. It is considered that no significant structural landscape planting is necessary to mitigate the relatively minor tree removal.

Details of hard landscaping are referred to on the plans.

Appearance
The proposals are significant and provide an opportunity to undertake improvements to the existing building which will believe will have a positive impact upon the external appearance. The existing outer leaf of stone walling will be removed and replaced with natural regularly coursed stone and render.

Window and door openings have been redesigned with a vertical emphasis and Upvc replaced with simple aluminium frames.

The covered porch to the front (north) elevation has been re-designed and now projects forward to help break up the length of the frontage and add interest to the principal elevation.

Summary
The proposals are similar to those which were approved as part of application ref 2018/1561 with the only alterations comprising the alignment of the ridge of the extension with the main roof and the redesign of the access, both of which are relatively minor alterations and we look forward to the councils support with regard to these proposals.

Please don't hesitate to contact me if you require any further information regarding these proposals.

Yours sincerely

[redacted]

M J Booth
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