

Hudroyd Cottage Garage,
Race common Lane,
Barnsley.
S70 6NN

Planning Statement

Relating to: Detached stone fronted garages with rendered sides & rear.

Applicant: Mr D.J Allen – Maple Estates (Barnsley) Ltd, Wentworth Road,
Mapplewell, Barnsley.

Location: Hudroyd Cottage, Race common Lane, Barnsley,
South Yorkshire. S70 6NN

Agent: David Mothershaw / Cadital Ltd, Langthwaite House, Langthwaite
Business Park, South Kirkby, Pontefract, West Yorkshire. WF9 3AE
Tel: 01977-646869 / Mob: 0777 6122078 Email: dave:cadital.co.uk

This application is for the construction of one single garage located to the rear of the newly re-constructed cottages (Hudroyd Cottages) with vehicle access adjacent to the side of the cottages off Race Common lane.

This statement sets out the planning issues, but does not identify issues relating to the Design & Access Statement.

The purpose of this supporting statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the principle of the proposed development. The considerations relating to the design and access for the development are included in the Design & Access statement, which should be read alongside this report.

This statement outlines the design details in relation to the newly re-constructed cottage dwellings and proposed construction of the one detached garage.

In terms of recent history the proposed garages are to be sited and constructed to the rear of the newly re-constructed cottages. The new cottages being on the original footprint of the previously collapsed cottage dwelling.

Planning Policies and Material Considerations

The site of the proposed development falls within the green belt, wherein the principle of the replacement of existing dwellings and other similar forms of development, such as alterations and extensions to dwellings are generally considered to be acceptable. It is also considered that very special circumstances do exist to justify the granting of planning permission for the construction of additional outbuilding and/or garages.

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It is considered that the following UDP Policies may, in some way be relevant to the proposed development.

Policy GS7, which relates to development in the green belt.

Policy GS8, which relates to the construction of new buildings within the green belt.

Policy GS8A, which relates specifically to the re-use and adaption of building in the green belt.

Policy GS9, which refers to the protection of the visual amenity of the green belt.

Policy BE6, which refers to standards of design to be incorporated into new developments.

Central Government PPG is also considered to be relevant to the proposed development.

PPG2 relating to development within and adjacent to the Green Belt.

As an introduction to this statement it is considered that this proposal will compliment, rather than have a detrimental impact on the openness and the visual amenity of the Green Belt. The newly re-constructed cottages are not located within a conservation area, the construction of the proposed garage will involved no loss of trees and the proposed garage will have no affect on local residents.

In terms of the Policy considerations of this proposal it is considered that the development is consistent with the Council's Policies and Supplementary Planning Guidance Notes, as referred to above. The development will not adversely affect the character or the visual amenity of the Green Belt but will be viewed as an enhancement of the area. The proposed development is architecturally consistent with the newly re-constructed cottages in all respects the proposed development is within the site boundary of the newly re-constructed cottages.

The location of the proposed garage is within the green belt and it is acknowledge that for this reason any new development on this site is likely to be sensitive. The garage having been designed to complement and enhance the visual appearance of the existing cottage designs rather than detract from it.

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The standard of construction & finish to the garage will be very high, with the front elevation consisting of natural stone and stone detail to resemble the side elevation of the newly re-constructed cottages, the side & rear elevations being rendered finished with colour to match front elevations natural stonework. Vehicle access being via an up & over garage door constructed from metal but to give the appearance of vertical timber battened with colour to match appearance of timber finish.

Pedestrian access into the garage is via a side access door with style and colour to match the main garage door, natural light into the garage via a window located in the side elevation, with style and type of window to match the existing cottage style.

All material used are to match the newly re-constructed cottages and to the full discretion of the LA Planning Officer with all works completed to the full approval of the LA Building Control Officer.

There are no further planning applications submitted or additional external alterations planned for the property, after reviewing Planning Policies currently in force by Barnsley District Council the above satisfies the current Planning Policy requirements:

Ref Drawing: DJA/P/HC/10/01