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Design

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PROPOSED DESIGN AND ACCESS STATEMENT FOR NEW DWELLING WITHIN THE CURTILAGE OF 23 CARR HEAD ROAD HOWBROOK

**For
MR G. VARNHAM**



**BUILDING EXCELLENCE
AWARDS 2016
REGIONAL FINALIST**



**BUILDING EXCELLENCE
AWARDS 2015
REGIONAL WINNER**



TRAVEL TO SITE

The site is located on land to the side of 23 Carr head Road in the Howbrook area of Barnsley. The site is accessed via an existing vehicular access off Carr Head Road set back from the highway. The access formed from Carr Head road will be re used and re surfaced. The site is also accessible to the following local amenities.

Chemist located at Foster Way, High Green, Sheffield within a distance of 1 Mile

Post Office and convenience store also located within a distance of 1 Mile (High Green or Wortley)

Sainsbury's Local located within a distance of 1 Mile (High Green)

Large Asda, located in Chapeltown some 2.5 miles away

The M1 motorway J36 is easily accessible via the A616 . Trains can be caught at Chapeltown station to Sheffield Meadowhall and beyond.

This makes the new dwelling an attractive location set in a rural area but is within easy reach of the main transport network.

THE SITE

The site is located on land to the side of Carr Head road in a popular residential area of Howbrook. The site currently is a generally disused side garden and hard surface with the occasional car maintenance for the present owner of No23. The garden has not been well maintained in the past and is overgrown in parts. The site also has a public footpath running to the site frontage off Carr Head road. The existing dwelling in which the site is part of is a semi detached cottage which is one dwelling incorporating No's 23 and 25. To the North is No 27 Carr Head road currently owned by the applicant, which is the last of the two cottages in the row. The existing dwellings are stone built cottages. No 23 is in need of refurbishment and this will be undertaken by the applicant under a separate planning application for the conversion and extension of this property. No27 is owned by the applicant and is converted to a high standard.

To the south lies a row of newer dwellings as a mix of bungalows and two storey dwellings. Further south on this row a new dwelling is being constructed that was recently granted by Planning consent. The west lies open fields as part of the green belt and the east lies further traditional dwellings and Carr Head farm

BRIEF

The applicant is in the process of purchasing No 23 / 25 land and currently resides in No27

Their intention is to purchase this property and land in which this planning application is formed. This enables the applicant to develop the land to site a specifically designed dwelling for the applicant's personal as a self build, refurbish No 23/25 to use so they can reside in this cottage temporarily whilst the new dwelling is being constructed to give a more a more spacious property than present they reside in at present. The dwelling will also be designed so they can accommodate a family member who has special needs giving them a private space in order to reside with them but still have a small degree of privacy and independence. The room in the roofspace has been shown to satisfy this need. The facilities are comfortable without oversizing and thus overdeveloping the site. The layout is of a traditional nature and positioned as not to cause any harm to the existing neighbouring properties. There is also a need to provide off street parking within the site and the existing garage will be re utilised and generally repaired for this use.

PLANNING HISTORY

The site has had no previous applications on it as far as we are aware, but prior to making this application, Planning were consulted for the principle of siting a dwelling on this land as a pre application consultation. James Hyde, the Planning Officer is receptive to the principle of siting a dwelling as it is within a defined housing area

USE

The end use of the dwelling is intended for the accommodation of the applicant and their family.

AMOUNT

The size and amount on this site maximises the site potential without the danger of over development of the site. The siting of a dwelling here is more beneficial to the applicant for their own use. The dwelling is positioned in a way that neighbouring dwellings are not overlooked or overshadowed. The

new allows in excess of two cars to park off street on the drive forecourt as well as the double garage along the side of the dwelling. The rear of the dwelling does not affect any existing site lines from the neighbours therefore intrusion is virtually non-existent. The windows have been carefully positioned in order that there is no overlooking to the private amenity space of neighbouring properties. The size of the rear garden is in excess of the minimum standard despite allocating part of the land back to no23 to allow a smaller but suitable private garden to this dwelling.

LAYOUT

The dwelling has been set out to have a traditional feel with a kitchen / dining to one side. A through lounge allowing light from front and rear with direct access via French doors to the rear patio. The dining room and entrance hall open out onto the forecourt to the front. The rear patio allows a private area with sun for most of the day. The entrance paths and the car forecourts have a slightly sloping gradient to the entrance doors. The rear is to be a private grassed garden. The gardens will be stocked with new planting and existing trees pruned and managed. The boundary fences are 2000mm at the highest point to maintain private amenity space from the neighbouring properties and existing boundary hedges will be retained, reduced in size and managed where possible.

The internal layout is designed specifically to the requirements of the applicant with hallways and staircases leading landings from a central location. The master bedroom aspects across the rear to maximise with en suites and bathrooms to the front so bedrooms are predominantly facing the rear. Hallways and doors of a sufficient width to be easily used by the ambulant disabled, facilities on the ground floor can also be easily adapted for a wheelchair user. The layout of the ground floor accommodates the current requirements of Part M of the Building Regulations. The roof is gabled to maximise the use of the roofspace allow additional rooms in the roof space. A gable does not detract from the overall street scene, as there are predominantly gabled roofs in the immediate vicinity.

SCALE

The dwelling has been designed to maximise the site; therefore the dwelling has been designed to its maximum width and the depth has been designed as to not interfere with the requirements of neighbours' visibility splays. The footprint of the dwelling is approximately the same as the neighbouring dwellings so is not overbearing. The design and materials is also shown to blend in with its immediate surroundings.

LANDSCAPING

The existing site is generally overgrown and un managed. Some low level tress and shrubs will be removed to the site frontage to make way for the dwelling, the access and the new site boundary. Supplementary planting will be sited to the rear garden of the dwelling in order to provide some screening.

Private amenity areas are to be paved at patio areas leading up to a lawned area to the rear. This will give a feeling of open space at the rear and create a blank canvas for the applicant to stock their own garden to their taste.

APPEARANCE

The Dwelling has been designed that all the new materials shall match the existing building types in the area. All materials shall match the locality. (See schedule of materials below)

ACCESS

The car parking areas directly to the side of the dwelling will be surfaced in tarmac. The drive will allow additional off street parking and will lead out to the existing gate off the highway. The gate opening shall be provided as some site security and is set back from the highway and this measure will enable greater visibility for driver and pedestrian safety.

The entrance area will be lit externally by low wattage luminaires wall mounted adjacent to the doors along with some low level, low wattage bollard lighting down the drive if required.

ENTRANCES

Entrance doors to ground floor level as specified on drawing to have a ramped approach of not more than 1:12 gradient with a structural width of 1000mm. Entrance door threshold to have a maximum of 15mm upstand from finished floor covering level allowing a wheelchair to pass easily over. Any other vertical changes at threshold over 5mm to be chamfered with a maximum slope of 15 degrees. Doors to have a minimum of an 800mm clear door opening in accordance with part M of the Building Regulations. The corridor width shall be an unimpeded 900mm wide. Each entrance door shall have lever handles of size for ease of grip. All entrance doors to be fitted with a 5-lever insurance rated mortise lock with turn bolt-fastening override.

INTERNAL CIRCULATION

The Dwelling has an entrance door of a minimum width of 800mm clear opening. (Measured between door leaf in open position and opposing doorjamb.) Individual room doors shall be minimum 800mm clear.

The ground floor WC is positioned off the hall and meets the standards required to satisfy part M of the Building Regulations.

SOCKETS AND SWITCHES

All electrical sockets and switches and other appropriate equipment in habitable rooms are to be set at heights between 450mm and 1200mm from finished floor level. All electrical consumer units to be sited for easy accessibility.

MEANS OF ESCAPE

The means of escape has been provided in accordance with Part B of the Building Regulations by means of escape windows, smoke detection and a protected route to the outside air via the entrance halls. The assembly points shall be to the front of the building.

SOLAR POWER

The applicant may also wish to site solar PV cells onto the roof to take advantage of the governments feed in tariff along with generating their own electricity and to improve sustainability.

The front roof elevation is best suited. The roof is pitched at 45 degrees and at an azimuth of east.

The roof covering as proposed is the best suited on the rafters being sited.

The DC cables from the roof mounted panels will run through the slates and into a cupboard at 2nd floor level to the inverter position. The AC cable will then be routed from here to the fuse board.

The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year.

PLANNING ASSESSMENT

The National Planning Policy Framework was published on 27 March 2012. The Framework is an important material consideration that should be interpreted alongside the development plan. In accordance with paragraph's 7 and 9 of the Framework, there is a presumption in favour of sustainable development.

Paragraph 17 of the Framework states that there are a series of core land use principles which underpin both plan-making and decision taking principles including:

Not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;

Proactively driven and support sustainable economic development.

High quality design and good standard of amenity for existing occupants;

Encourage the effective use of land by reusing land that has been previously developed (brownfield land);

Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus development in sustainable locations.

The proposed new dwelling will incorporate a high quality design and local palette of materials that is responsive to the character of the neighbourhood and commensurate with other residential properties.

Paragraph 47 of the Framework primarily seeks to 'boost significantly the supply of housing'. Paragraph 49 requires that housing applications be considered in the context of the presumption in favour of sustainable development. Paragraph 50 seeks to deliver a wide choice of high quality homes to create sustainable, inclusive and mixed communities. This requires housing provision to respond to the changing needs of the market depending on factors such as affordability.

Chapter 7: Requiring Good Design Paragraph 58 of the Framework requires that planning policies and decisions should ensure that developments:

will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

Optimize the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

are visually attractive as a result of good architecture and appropriate landscaping

Overall, the design of the proposal ensures the scale of built-form will remain in keeping with the surrounding residential character. Given the need to provide housing and the clear sustainability advantages of the site, the opportunity to allow a residential development represents the most efficient use of the land.

Climate Change and Sustainable Design of Development

In the face of climate change and greater energy security; development proposals should be designed to reduce emissions of greenhouses gases. This includes the use low carbon technology where practical and viable. This policy relates to matters of detail, but nevertheless is deemed appropriate and has been considered as part of the application process where feasible and viable.

The proposed dwelling will be constructed to the latest Building Regulation requirements and therefore be very well insulated and have energy efficient heating systems. Wherever possible, building materials will be sourced locally. Solar gain has been considered throughout the proposed layout is proposed to the kitchen, dining room and circulation areas. This will reduce dependence on electric lighting and enhance the sustainability of the property.

Design Principles

A high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the area, its districts and neighbourhoods. We aim to achieve high quality design, which contributes to creating attractive, safe, sustainable and successful neighbourhoods.

The scale and massing of the proposed dwelling has carefully considered the privacy, outlook and residential amenity of neighbouring properties. Reference has previously been made by Planning Officers to a distinctive, residential character. However, the surrounding area currently has a mix of property styles, types and materials. It is considered that the dwelling would be absorbed into the street scene and would not form an obtrusive feature.

Conditions on Development in Housing Areas

In Housing Areas, new development or change of use will be permitted provided that:

The site would not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space, which would harm the character of the neighbourhood;

Not lead to air pollution, noise, smell, excessive traffic levels or other nuisance, or risk to health and safety for people living nearby;

The proposed dwelling will incorporate a high quality design and a responsive palette of materials. It will strike an appropriate balance between private amenity space, car parking and areas of hard and soft landscaping. It is considered the principle of residential development is acceptable and the proposed dwelling would not create a demonstrably adverse impact on the privacy, outlook or residential amenity of neighbouring properties or that of future residents. The proposed dwelling has been positioned to maximise separation distance between neighbouring dwellings, maintain 45 degree cross vision and achieve appropriate usable garden space. The proposed dwelling would not undermine the visual amenity or character of the street scene as a whole.

This Statement concludes that in the absence of a five-year supply of housing, the sustainable location of the application site, compliance with development plan policy objectives and no evidence of demonstrable harm; support should be given to the development proposals. It is considered that the development proposal has the following planning merits:

Principle of residential development in a Housing Policy Area

Design related issues addressed

Architectural features and character retained

No listed structures or features on the application site

Lack of a 5 year housing land supply

Sustainable location

Adequate car parking facilities and amenity space

No loss of high quality trees

No demonstrably adverse impact upon neighbours

In light of the above, it is therefore respectfully requested that planning permission be granted for a proposed dwelling on land within the curtilage of 23 Carr Head Road, Howbrook.

MATERIALS SCHEDULE

Facing Material

Coursed natural stone sawn back to match the style of the locality

Roof slates

Spanish or similar natural slate to all new roof areas to suit the roof pitch and to suit the locality

Plain tile hanging to the dormers the same colour as the slate

Heads and cills

All heads and cills by Proctor cast stone and concrete products Ltd. (or similar manufacturer)

Heads to be 290 high, 100mm deep Lintel type 1 as attached brochure.

Cills to be 140mm high Type 2 Cill Section.

Colours of both heads and cills to be Millstone Grit (or similar) as detailed in the attached shades brochure.

Windows

Woodgrain UPVC and double glazed by Eurocell

French Doors

Woodgrain UPVC and double-glazed.

Purpose made UPVC. Windows and French Doors used throughout in woodgrain finish to client's choice. 2000g d.p.c's to cill, head and jambs. Opening lights to habitable rooms to be 1/20th floor area, part of which is over 1750mm above floor level. All windows to be double-glazed in low E glass, "A" rated and gap filled to give U Value of 1.4W/M² °C to BS 5713.

Entrance Door

Rockdoor elite series (or similar) cottage door in woodgrain to match the windows

This door gives a U value of 1.2W/M² °C

Fascia's and Soffits

Eurocell Black UPVC fascia's and soffit boards.

Rainwater Goods

Black UPVC Ogee profile gutters

Black UPVC rainwater pipes.

Paths and forecourt parking

Black Tarmac to the drive and path area highlighted on site plan. Tarmac to be the type that will run off to the adjacent planting areas or rain garden.

Rear Patio

Yorkstone or buff paving slabs with Geofix or similar permeable jointing compound draining into adjacent grassed lawn area.

Mr Goudge,

Sorry for the delayed response on this one. I now have all the relevant consultee response back so can provide a response on the enquiry.

The proposal relates to an area of land situated between 19 and 23 Carr Head Road in Howbrook. The site currently accommodates a detached garage and parking area. It is proposed to retain the detached garage and erect a 2.5 storey 4 bedroom property.

Principle

The site is located within the Green Belt. The National Planning Policy Framework, paragraph 89, states that 'a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt'. However, it does go on to list exceptions to this which includes 'limited infilling in villages'. As Howbrook is classified as a village in the settlement hierarchy and the site is situated between existing residential properties with a road frontage, it can be considered an infill development. As such, in principle a dwelling on the site is acceptable subject to meeting national and local policies and guidelines.

Parking

The submitted plan (Ref:4201/SK01/16) shows that adequate parking and visibility can be achieved for the proposed dwelling and also for number 23 immediately adjacent to the site. However, it does not show where the occupants of number 25 currently park their cars and if they would lose any parking spaces as a result of the development, which could result in a displacement of vehicles onto the highway.

Design

The proposed site plan shows that the proposed dwelling would not project beyond the front or rear elevations of number 23 which is orientated to the North. It also shows that, despite being situated further forward on its plot than number 19 it would not occupy a 45 degree angle from the neighbouring front elevation windows. Furthermore, no habitable windows are proposed on the side elevations facing the shared boundaries. As such, residential amenity for both existing and proposed residents is likely to be to a reasonable degree.

The proposed dwelling would be detached and double fronted with rooms incorporated within the roof space, served by rooflights to the front and pitched roof dormers to the rear. The properties to the North

of the dwelling are two stories, stone built, terraced cottages (albeit of a modest scale and sat on a lower level than the site). The properties to the South are more modern brick and stone bungalows. As such, when travelling South on Carr Head Road the property would be relatively hidden given that it would be set back from the front elevation of the 2 story properties. However, when travelling North it would be relatively prominent given that it would be built further forward on its plot than the neighbouring single storey dwelling and would also be on a higher level than the highway.

As such, the main concern with the proposal is how it would sit between a single storey property (given its height and position beyond the neighbouring front elevation) and a row of modest cottages. No streetscenes or sections have been provided with the pre app which demonstrate the relationship so these would be required with any planning application submitted for development on the site.

Summary

In principle, despite the site being within the Green Belt, the development would be considered limited infill within a village which is considered appropriate and listed as an exception within the NPPF. However, more information in terms of streetscenes and sections would be required to fully assess the design of the dwelling, given that it is proposed to be 2.5 storeies and would be situated between a bungalow and a row of modest cottages.

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