

February 2026

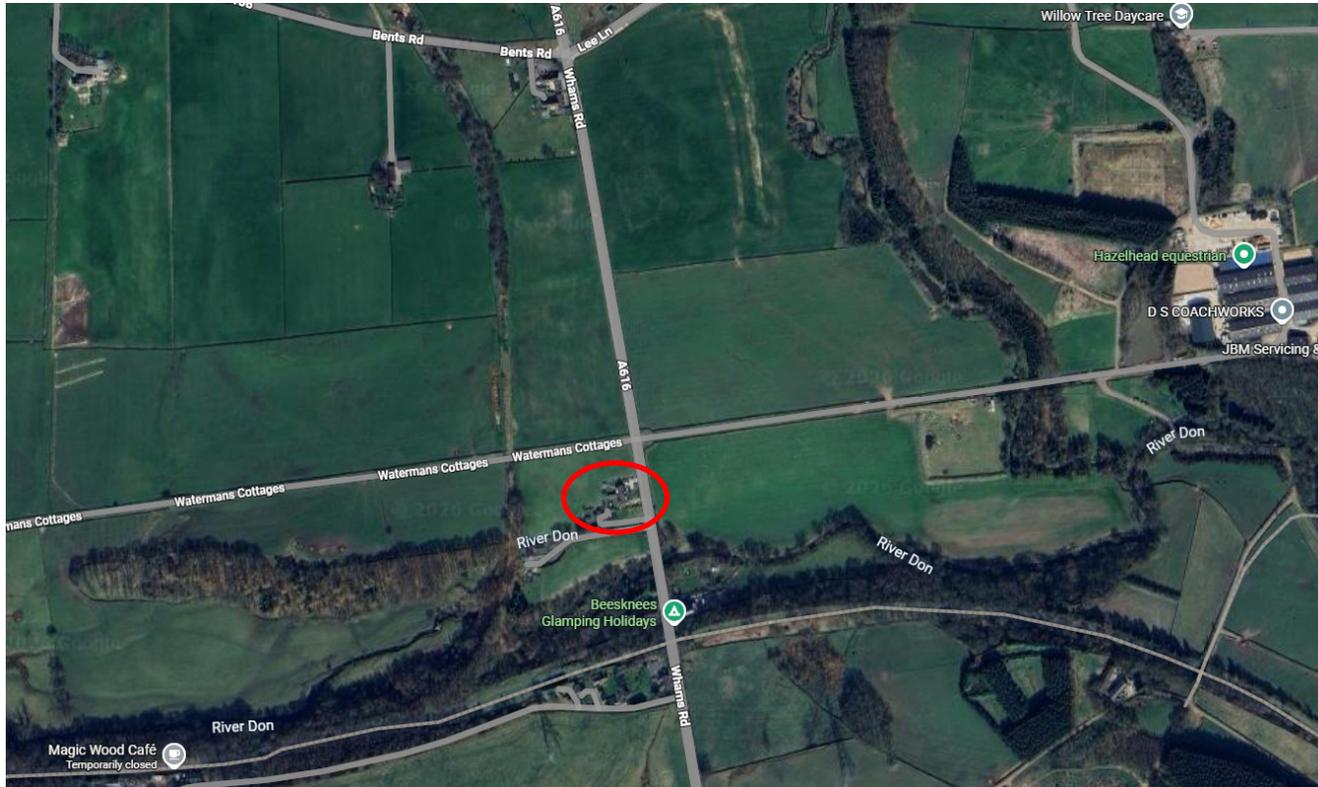
Design & Access Statement

1 Watermans Cottages, Hazlehead. S36 4HJ



1.1. The Site & Surrounding

The property is located at Hazlehead in the Barnsley green belt on the outskirts of the market town of Penistone in South Yorkshire, around 8 miles from Barnsley and the M1 motorway network. Penistone has good facilities including a number of schools, shops and restaurants. The local authority is Barnsley Metropolitan Borough Council.



Aerial View

The three-bedroom, two storey semi-detached property is thought to be around 100 years old, constructed by the water company in natural coursed stone with Hardrow concrete tile roofs and large stone headers and cills, The rear of the property has a conservatory and dormer window, the adjoining property mirrors No1. The property has a drive for 3 vehicles, large front, rear and side gardens, with a 6ft fence and 15ft high hedge separating No1 and No2.



Side and Rear elevations



The Garden

2.1 The Proposed

It is proposed to construct a rear two storey extension, this is in two sections, one replacing the existing conservatory and extending out by 4.5m over the two storeys, the second part extending out 1.25m beyond the existing utility room, it replaces the dormer window with a full two storey extension. The extension will be in a reclaimed or aged natural stone to match the existing as closely as possible including matching the stone detailing, the roof will be in matching concrete tiles of a similar pitch and with matching fascia's. The extension will provide an additional bedroom and bathroom and larger kitchen area for their expanding family and homeworking.

2.2 Planning Policy & Consultation

Barnsley Local Plan allows for extension in the green belt up to 100% of the original dwelling.

The original dwelling measures 76sqm ground floor (including the conservatory that is believed to be original to the property)' first floor 65sqm, existing Total 141sqm

The proposed extensions adds 15sqm to the ground floor and 22sqm to the first floor, total 27sqm, well within the guidance for percentage increases within the green belt.

The following extracts are from the BMBC planning guidance on house extensions -

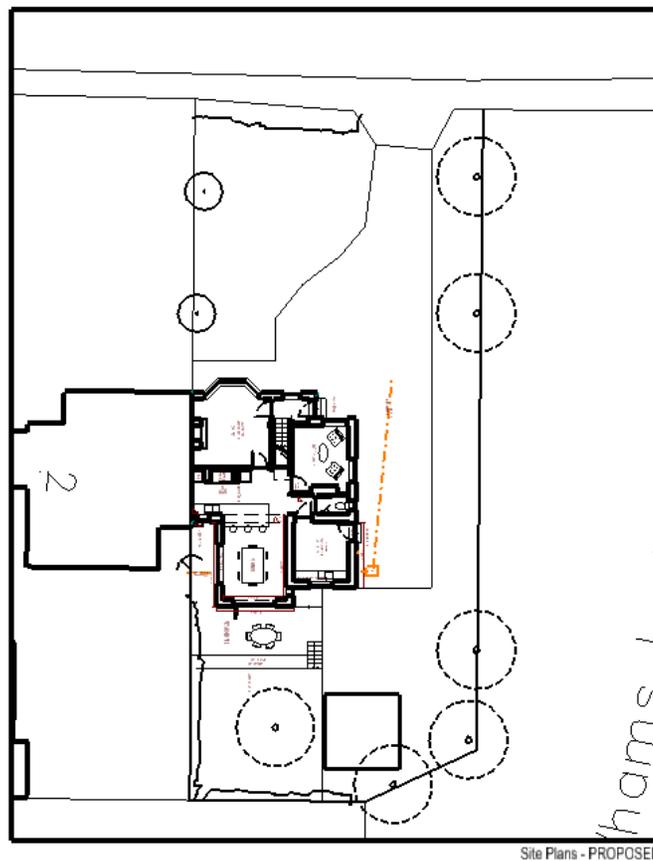
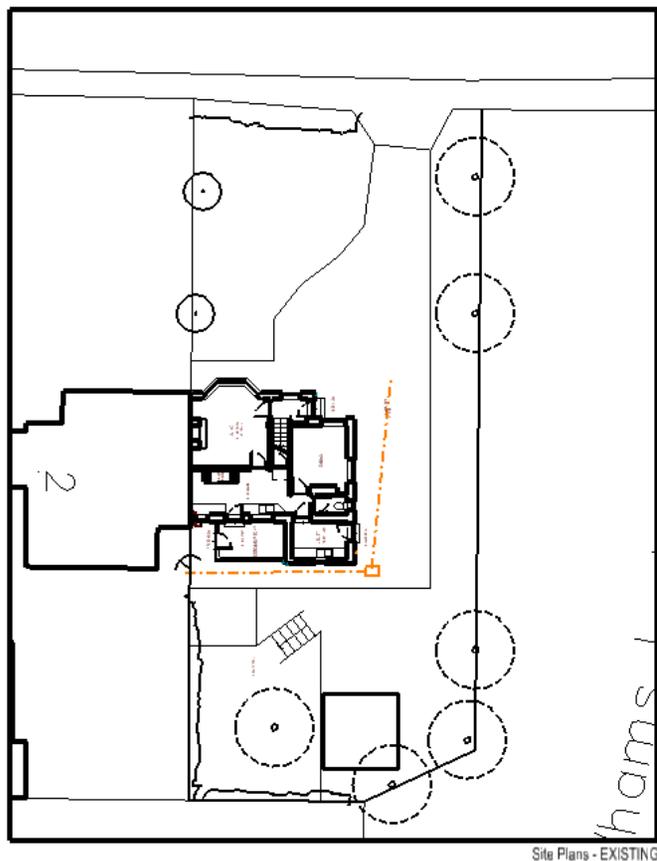
*7.5 Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. **Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller 14** Supplementary Planning Document: House Extensions and Other Domestic Alterations Supplementary Planning Document: House Extensions and Other Domestic Alterations extensions are acceptable for instance: on sloping sites **or where neighbouring houses are already overshadowed.***

The neighbours 4m high hedge restricts morning and mid-day sunlight and daylight to the neighbours ground floor windows, the extension would not worsen this situation.

The neighbour intends to extend a similar amount with a rear extension, this would remove any possibility of overshadowing to their ground floor rear windows. The neighbours first floor bedroom window would be outside the 45' rule so light would not be adversely affected.

"I've spoken to our attached neighbours today, and it's positive news there. They are more than happy with what is proposed and have no objections. They said they have changed their closest 1st floor window (their bathroom) to obscure glazing already so have no concerns about light. They are also planning their own 2 storey extension on the back plus a 2 storey side extension so assuming we get our planning permission

that may help them get theirs. The high hedge you mentioned is theirs, I'm not sure if that makes a difference but thought it was worth a mention."
Catherine Robinson



Existing & Proposed Site Plans



North Elevation



North Elevation

Existing & Proposed Rear Elevations



Existing & Proposed Side Elevations

3.0 Conclusion

The applicant requires a further bedroom, bathroom and larger kitchen for their expanding family and homeworking; the property has ample space to the rear to accommodate the proposed rear extension.

The size and scale would be well within guidance for green belt extensions. It is felt that the 4.5m projection as it is set 1.5m from the boundary and does not directly affect habitable room windows; would have no greater impact upon daylight to No 2 than the neighbours high hedge currently.

The neighbours plans for a similar extension should also be taken into account.

The applicants willingness to match the existing (costly) external materials to produce a coherent solution should also be taken into account.

4.1. Contact

Architect:

Andrew Brown
designSpace
Stonehill
Rockside Road
Thurlstone
Sheffield
S36 9RB
Tel: 07968 111257

*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

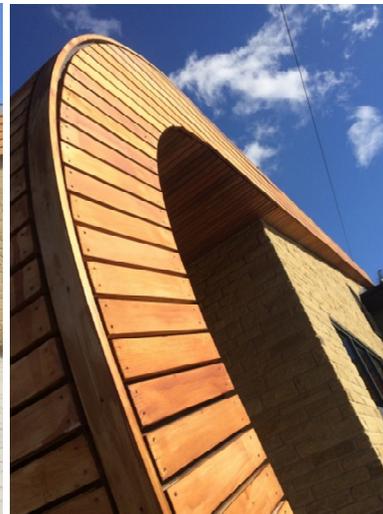
5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape



New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)



New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.