

Design & Access Statement to accompany an application for a loft extension to existing dwelling at 10 Wentworth Way, Dodworth, S75 3RA.

Introduction

This Design and Access Statement has been prepared on behalf of Mr Mitchel Wilshire & Miss Megan Amott to support their Householder Planning Application (PP-13788985) for the proposed hipped roof to gable end roof loft conversion extension to their existing property, 10 Wentworth Way, Dodworth, S75 3RA. The loft extension aims to provide additional accommodation for the applicants and to accommodate any future family needs while maintaining the integrity and character of the existing building and its surroundings.

This statement has been developed by the principles set out in CABI's guidance, "Design and Access Statements: How to write, read and use them". It addresses the physical, functional, and contextual elements of the design, ensuring compliance with national and local planning policies, including the National Planning Policy Framework (NPPF) and the Barnsley Local Plan (2019).

The site is located within the Metropolitan Borough of Barnsley, in the large village of Dodworth, and lies within the existing suburban context of an established residential area. Care has been taken to design the loft extension that it sits comfortably with the existing property and is sympathetic to the existing surrounding properties as well as in keeping with the character of the area.

The proposed development seeks to strike a balance between providing the necessary additional accommodation and adhering to the planning constraints of the existing site. The design incorporates traditional materials and forms, ensuring the extension respects the architectural vernacular of the area while meeting modern living standards.

This statement outlines the site's context, design approach, accessibility considerations, and the proposal's compliance with relevant planning policies. It demonstrates how the extension will contribute positively to the site and its surroundings, ensuring a sustainable and high-quality development.

Context

Dodworth is a large village located near to the western edge of the town of Barnsley and is located in the wider Metropolitan Borough of Barnsley. It is situated approximately 3 miles to the West of Barnsley and 16 miles to the North of Sheffield.

Barnsley to the East is the principal town with a population of approximately 91,000, while Silkstone, a smaller village to the West, has a population of about 3,000. Dodworth is bounded by the M1 to the East and green belt to the North, South & West with the wider Barnsley Metropolitan Borough beyond.

The Dodworth area (ward) covers approximately 2 square kilometres and benefits from excellent transport links via the M1 motorway and the A628. Numerous local amenities are already present in the immediate area, including schools, shops, healthcare facilities, and recreational spaces.

The application site is surrounded by other existing residential developments to the East, South & West with an open green space to the North of the property. The neighbouring properties are all of a similar period with a mix of one, one and half storey construction, many having been extended substantially in some cases at single storey level.

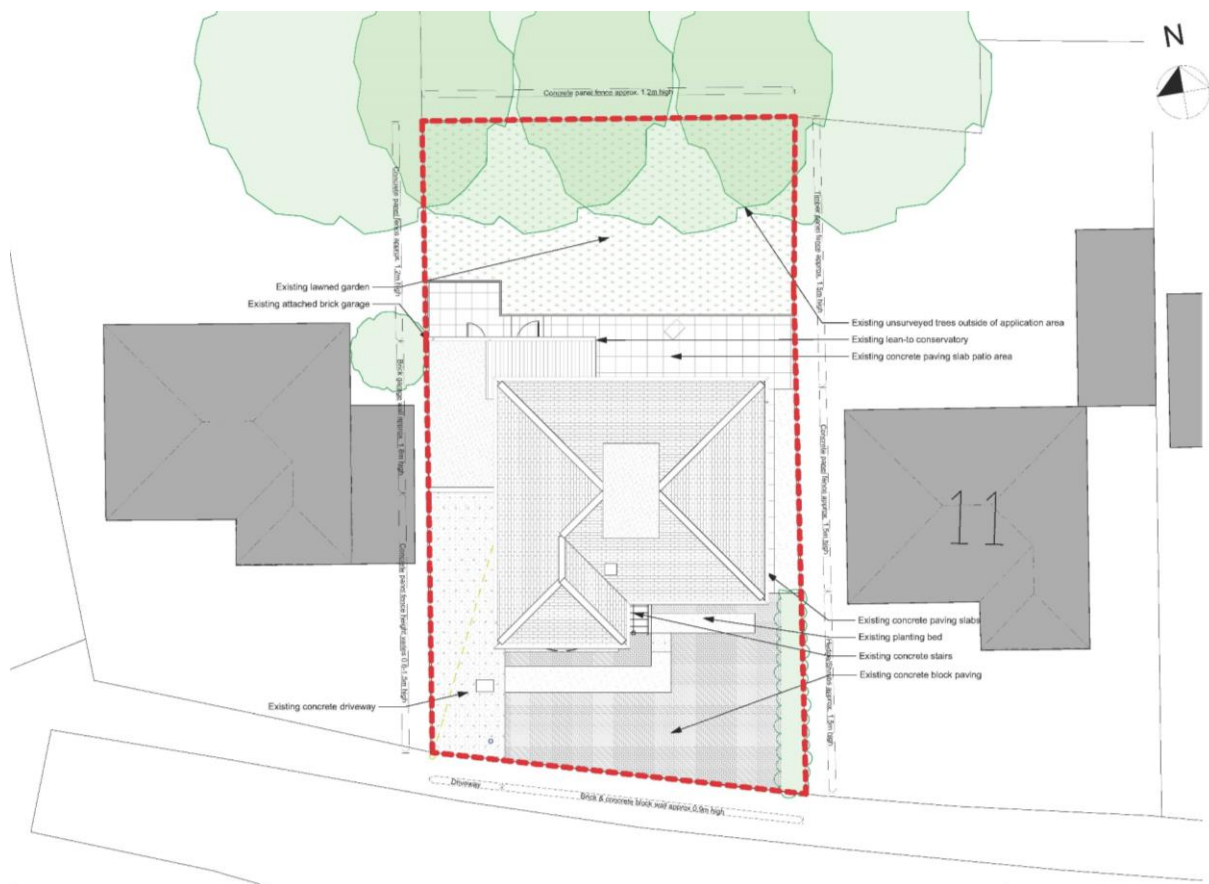
The site is served by several local bus links no.s 20, 21, 22a, 22c these link to Dodworth railway station and other local & national rail & bus services from Dodworth & Barnsley.



Aerial view of site (courtesy of Google)

Use

The site is currently used as a residential dwelling and will remain so under these proposals. The site is situated towards the end of an adopted cul-de-sac type road, accessed from Stafford Walk and then B6099, Keresforth Road. A driveway accessed off the road provides access to the garage and front of the house, with parking available for at least two if not three vehicles, more than the requirements for a property of this size and sufficient for the property in its extended state. The dwelling has garden to the front and rear which will be unaffected by these proposals. Due to the existing topography, there are falls across the site approximately from North to South, with the dwelling being built at an elevated level and having existing stepped access to the front entrance door.



Existing Site Plan

The scheme proposes to extend the existing dwelling to form additional accommodation over the existing first floor level. This will contain, one additional bedroom, one additional bathroom and associated storage cupboards all at first floor level. The accommodation will be accessible from the existing property a replacement staircase. The new accommodation is primarily being formed to allow the applicant's family to increase in future whilst remaining at the property.

Externally the areas will be maintained and the footprint of the existing conservatory will be filled in matching materials.

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing driveway parking will be unaffected by the proposals. The existing pedestrian access via the driveway from the highways pavement will also be unaffected by the proposals.



The primary access point, vehicle & pedestrian.

Amount

The scheme seeks to create the following additions to the property;

The redlined site measures 342.4m² / 0.0342 Ha.

The existing dwelling measures 106.2m² GIA / 121.5m² GEA

The extended dwelling measures 126.8m² GIA / 145.2m² GEA

Increase in areas 22.8% GIA / 23.0% GEA

Planning History & Relevant Policy

The dwelling has no recent recorded planning history to refer to.

Local Planning Policy

The statutory development plan consists of the Barnsley Local Plan, dated Jan 2019.

The site is currently used as a domestic dwelling with associate garden amenity space, sat within the defined urban fabric of Dodworth.

Policy SD1 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy GD1 Proposals for development will be approved if amongst other things:

- there is no significant effect on the living conditions and residential amenity of existing and future residents;
- the development is compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land;
- adequate access and internal road layouts are provided;
- appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- existing trees are considered in the layout of development.

Policy D1 Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways;
- and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Neighbourhood Plan

The site is not covered by any Neighbourhood Plan, currently published or any being developed.

National Planning Policy

The revised National Planning Policy Framework ("NPPF") was published in July 2018, alongside updated supporting Planning Practice Guidance. A revision to the Framework was published on the 20th of July 2021.

Paragraph 126 advises that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities.

Paragraph 130 advises that planning policies and decisions should aim to ensure that developments;

- are visually attractive as a result of good architecture and appropriate landscaping;
- sympathetic to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation or change; and
- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.



Layout

The site currently holds a detached bungalow with historic loft conversion via two “shed” dormers to the front and rear of the property. It is located centrally within its plot and on a staggered building line with its existing neighbours.

The immediate curtilage to the South, East & West of the property is a mix but predominantly block paving, concrete hard standing and concrete paving flags for access to a domestic lawned garden to the rear.

To the immediate curtilage to the North is a very low retaining wall (circa 0.3m), after which the lawned area raises up following a low gradient to the boundary. Beyond this is an open green space with several mature trees and hedges (all outside of the application area and ownership of the applicants).



View of application site from the North (above) currently, one and a half storey property with historic additions of conservatory and attic conversion.

The proposals seek to extend the dwelling via reconfiguring the existing attic space, removing the hipped roofs to all facades and replace with gable ended roofs with an increased ridge height. Additionally the existing conservatory, at the limit of its lifespan, will be demolished.

The proposed changes will not affect the layout of the site save for removal of the conservatory and infilling of this area in matching paving materials.

The proposed loft extension and reconfiguration seeks to complement the existing property frontage, with a more in-keeping pitched roof dormer to match the existing roofscapes of the area.

The proposals will remain overlooking the property's own front and rear garden amenity space. The addition of windows into the existing Eastern facade is for the benefit of natural light & ventilation alone with the glazing being obscured to maintain privacy of the neighbouring property & garden.

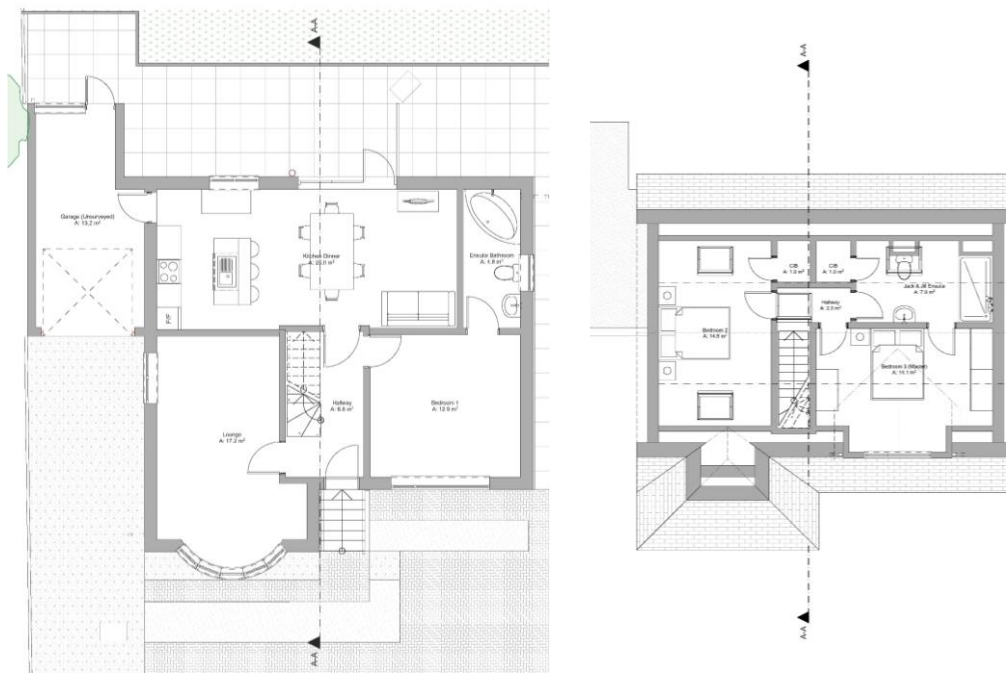
Scale

The existing property is a one-and-a-half-storey dwelling above ground with a historic loft conversion and an existing conservatory to the rear. The property has a reasonably large footprint and matching plot, with a scale similar to surrounding properties. The existing property has a similar ridge height to its neighbouring properties, at approx. 5.25m as measured from the existing ground floor level. Please note, this is notably higher when measured from the external ground levels of the site adjacent to the front entrance due to the existing topography of the land and when viewed from the South elevation.

The loft conversion extension proposes to increase the ridge height of the historic loft conversion to allow for functional and practical accommodation to be formed at the first-floor level beyond the area of the two existing shed dormers. The existing scale and massing of the property will not increase perceptibly however due to the ridge being setback further than the existing front of “shed” dormer. The proposed construction will also sit more comfortably alongside its neighbours when compared to the incongruous existing front-facing “shed” dormer.

The window size, layout and proportions on the principal front elevation & roof of the loft conversion extension overlooking Wentworth Way have been sized to suit modern proportions and reflect existing property large windows in relation to the rooms they are located in.

The proposals seek to extend the property by approximately 22.8% GIA / 23.0% GEA, however none of this additional space will increase the existing properties footprint, with an actual reduction after the demolition of the conservatory.



Proposed Floor Plans

Appearance

The proposed development has been designed to be simple and in-keeping in appearance as illustrated in the accompanying drawing package. The loft conversion extension will increase the ridge height but in a sympathetic style and in a similar manner as has been constructed on the opposing side of Wentworth Way already.

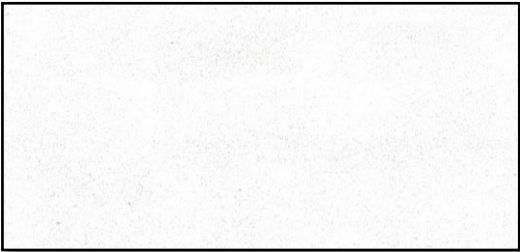
The loft conversion extension to the dwelling will be of traditional construction, one leaf of inner blockwork with an outer leaf of brickwork and a pitched roof. Windows will be uPVC with no fenestration pattern, head, cills or mullions, to match the existing brickwork & rendered areas of the property.

The front facing windows have been sized to replicate modern domestic standards to provide maximum views out and light penetration into the house and also to provide greater surveillance of the surrounding area.



A sample of the materials under consideration is as follows over-leaf.

Proposed Front Elevation

Brickwork Colour – Buff (to match)	
Render Colour – White (to match)	
Concrete single pantiles Colour – Brown (to match)	
Windows & Doors –uPVC White	
Facias – uPVC White	

Landscaping

There are minimal alterations proposed to the landscaping save the infill of the existing to-be-demolished conservatory. This will ensure the existing character and suburban aesthetic of the area is broadly unchanged from the existing condition of the site.

The site's existing green elements, including grassed areas and mature boundary vegetation, will be retained to preserve the character of the site.

No alterations are proposed to existing boundary treatments, which currently consist of a mix of natural shrubs, concrete block and brick walls and concrete & timber fences. These features will continue to define the site boundaries in a manner consistent with the suburban landscape.

Conclusion

This Design and Access Statement supports a householder planning application for a loft conversion extension to the existing dwelling at 10 Wentworth Way, Dodworth. The proposed extension has been carefully designed to balance the applicant's needs with planning policy requirements and the broader context of its suburban location.

The design process has prioritised respect for the site's unique characteristics, its setting within the existing context, and the need for a visually harmonious and sustainable extension. The proposed design:

Complies with the National Planning Policy Framework (NPPF) and Barnsley's Local Plan (2019), ensuring it contributes positively to the local area.

Ensures minimal visual or physical impact on the openness of the local area while remaining within reasonable size parameters to avoid disproportionate development.

Provides much-needed accommodation tailored to the future needs of the applicants, promoting longer habitation in an established sustainable location.

Incorporates measures such as obscured glazing and careful site orientation to safeguard privacy and daylight for neighbouring properties.

Utilises traditional materials that are in keeping with the area while ensuring long-term durability and minimal environmental impact.

The proposal offers a practical and sensitive solution to the need for additional residential space while enhancing the property's overall utility and its aesthetic harmony with the surrounding landscape. By aligning the loft conversion extension with existing policies and design guidance, this development will contribute positively to the locality and uphold the principles of good design and sustainable living.