

Proposed New Dwelling
Frontage plot on land adj Fir Tree Cottage
Billingley
Barnsley

Date June 2018
Ref 12.44

DESIGN and ACCESS STATEMENT

This document has been prepared in support of an application for Full Planning Permission for the erection of a new detached dwelling on land at Chapel Lane Billingley. The site is part of the extended garden land to Fir Tree Cottage.

Planning History

The site was most recently part of a planning permission for a detached dwelling ref: 2015/1329 which also included the land to the north.

A subsequent application ref: 2017/1696 excluded this current application site from the land to be developed due to a reduction in the size and redesign of the previously approved dwelling.

Proposals

The works involve the removal of timber stables and the erection of a two storey three-bedroom dwelling with a new access to Chapel Lane.

Assessment/Evaluation

Physical Context

The site is part of the extended garden to Fir Tree Cottage. It has frontage to Chapel Lane where there is a 1.0m high stone wall. Existing housing is located at the south, east and west and planning permission has been granted for a new dwelling on adjacent land immediately to the north.

In the west corner of the site are timber stables with bitumen felt roofing and a leylandii hedge.



Fig 01 View of stables from Chapel lane



Fig 02 View into site from Chapel Lane



Fig 03 Site frontage looking west.



Fig 04 Site Frontage looking east.

Use

The site is located at Chapel Lane within Billingley Village between existing residential uses. The previous use is extended garden to Fir Tree Cottage. The proposed use is residential.

Planning Policy

The whole of Billingley including the site is allocated as Green Belt within the Barnsley MBC Unitary Development Plan Proposals maps. Billingley is identified as a 'village' within section 7.4 Settlement Hierarchy, of the Barnsley Local Development Framework Core Strategy document.

The National Planning Policy Framework (NPPF) provides additional guidance with regard to development within the Green belt.

Para 80 helps define the Green Belt by outlining its purpose:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

These proposals for one dwelling are not detrimental to any of the five reasons provided as outlining the purpose of the Green belt.

With regard to appropriate development within the Green Belt Para 89 of the NPPF states that:

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.

Exceptions to this are:

- *buildings for agriculture and forestry;*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- **limited infilling in villages**, and *limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

The proposed erection of a dwelling represents '**limited infilling in villages**' and qualifies as appropriate development. It is therefore consistent with local and national planning policy. This is reinforced by the granting of planning permission for this site as part of a larger plot in the past.

Amount

The total site area is 0.035 Hectares. The new dwelling has 3 bedrooms and a gross internal floor area of 128sqm. There is a rear garden providing 180m² of private amenity space.

Layout

The new dwelling is located close to the Chapel Lane frontage. Two car parking spaces are provided at the side of the dwelling and there is an enclosed private garden at the rear.

The position of the dwelling is consistent with similar existing housing within the village which features a number of properties built up to the back of the footpath.

Scale

The new dwelling is two storeys.

The size and scale is consistent with other dwellings immediately adjacent and throughout the village which features a good mix of larger detached houses and smaller cottages.

Landscaping

Soft landscaping

There is a leylandii hedge adjacent to the stables which will be removed. There are also three small copper beech trees adjacent to the site frontage which are to be replanted to the northern boundary.

No mature trees or significant hedges will be affected by the works.

Hard Landscaping

Hard landscaping will comprise a mix of gravel and artificial stone flags to path. A specification for external hard landscaping is provided on the drawings.

The parking areas will be constructed using Marshalls Tegula Priora permeable paving.

Design and Appearance

The new dwelling has been designed in the manner of traditional village housing with the principal building which is two storeys in a wide frontage, narrow span format with steeply pitched roof.

Good quality materials have been specified and include Bradstone Old Quarried artificial stone slates in diminishing courses with matching ridges to the roof. Verges are to be flush pointed and eaves are formed without fascias and include timber ogee section gutters fixed to the walls with wrought iron brackets and rainwater pipes in cast iron all with black paint finish.

Walling is to be in natural reclaimed regularly coursed flat faced squared stone, flush pointed with lime based grit sand mortar with joints brushed or 'bagged' off to expose the aggregate with the mortar. Principal external corners where shown are to have second hand stone quoins.

Window and door surrounds are to include natural sawn stone lintels, cills and mullions with needle gun finish. Doors are to be in timber with dark oak stain finish. Windows are to have timber frames with dark oak or off white paint finish. All frames to be set into 75mm reveals from the outside face of the stone, pointed in flexible mastic to provide a weather tight seal and over pointed with a mortar fillet.

Access

The proposals include the formation of a new access to Chapel Lane to provide parking for two cars. There is a 1.4m wide footpath and boundary walls either side of the access are 1.0m high allowing visibility of at least 2.0 x 35m in both directions. The new access affords adequate visibility given the limited use of Chapel Lane which is a no-through road and only serves a further 5No dwellings beyond the access to the west.

Site levels facilitate access for wheelchair users with gradients of less than 1 in 20 and level thresholds to external doorways. Internal design will be compliant with Building Control Part M requirements.

Areas for waste and refuse bin storage are provided on site and bins will be taken to the back edge of the footpath adjacent to the access for collection.

Heritage Assessment

The site is located within the designated Conservation Area of Billingley Village. There is a Conservation Area Appraisal that describes the various elements that help to form its special character including areas of special architectural or historic interest.

The impacts of the proposals upon the Conservation Area are considered:

- The design of the proposed buildings is consistent with the simple local vernacular style and uses good quality natural sandstone and other materials which will allow it to integrate with existing buildings.
- The village includes a mix of larger buildings in large plots and smaller buildings and conversions within tight knit groups. The proposals maintain this theme and relationship between the new and existing buildings being located between existing dwellings at the site frontage. The traditional double fronted appearance is similar to other dwellings within the conservation area and will help to enhance the street scene.
- The works can be undertaken without affecting any mature landscaping or trees that have protection within the conservation Area.
- The proposals have no negative impact upon long range view into or out of the Village or the Conservation Area.
- The buildings to be removed comprise relatively modern stables in timber with a bitumen felt roof adjacent to the access which contribute little to the Conservation Area.
- The proposals have no impact upon the most historic parts of the village which include the war memorial at the centre of the village or the only listed buildings which are located on the west side of High Street.

It is considered that the proposals have no detrimental impact upon the special character of the Conservation Area, and the design and use of good quality materials could help to enhance the setting by developing an otherwise overgrown area of land within the village.

Summary

The proposals are for a new dwelling within a generous plot. The design is similar to the local vernacular and complimentary to existing village housing in terms of size and scale. It uses good quality materials appropriate to the location and the development of the site as infilling within a village is consistent with local and national planning policy.

— As such we look forward to receipt of the councils support with regard to these proposals.

