

## Jade3 Architecture Ltd

**J**ob reference: 2024 enquiry 01

**A**ddress: **Stancliffe House Farm site**  
Woodhead Road  
Wortley  
Sheffield  
S35 7DA

**D**ate: 3/8/2024

**E**xtra notes: 2 storey side extension with part first floor front and rear extension over the existing detached house (with some external modifications of the existing house) at Stancliffe House Farm site, at Woodhead Road, Wortley, Sheffield S35 7DA



**The existing detached house**

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### Introduction

Our client Mr and Mrs Ram Singh seek Jade3 to advise a 2 storey side extension with part first floor front and rear extension over the existing detached house (with some external modifications of the existing house).

They recently acquired the Stancliffe House Farm site with an overall site area is circa 4.35 acres. However, they owned half and their son owned the other half of the site so that they can live together but next door to their son which is part of an Asian culture and being near their grand children. Their son has recently obtained a positive planning for a one off new build house adjacent on the former kennel site.

The existing detached house is very outdated and the accommodation does not meet with their daily living ethos. The rooms are small and layout does not flow properly and hence the need for the additional extensions and also change the existing layout internally. Instead of demolishing the existing detached house, the intension is to retain it but to provide extension and to remodel the internal spaces to create a better layout. Also to provide with a similar design aesthetics matching the adjacent recently approved new build so that they visually form part of the overall proposals.

However, for the purpose of the proposal, the existing detached house is to be extended but due being a large extension, our client is prepared to offset certain existing out buildings on site and to declutter the area. The single storey small annex adjacent to the detached and the outbuilding adjacent to former cattery are to be demolished and make way for the extension for our client. The existing detached house is tucked away and screened with conifer trees and is not visible since it is below from Woodhead Road frontage. Basically the property needs to take advantage and the benefits of a wide panoramic views across the valleys.

From Woodhead Road, the site enters into a private road and ends up in a cul-de-sac road and accessed into the respective buildings sprawled across the site. The surroundings ahead is Hall Wood Dike, Haywood Dike and Robin Hood Well woodlands across onto Penistone Road. Towards the rear are some neighbouring properties, ie Ready Freddy Dog Walking and Daycare building but they are located far away and not really affected by this extension proposal.

The existing properties on the site significantly vary in design, architecture, layout, massing, styles and building materials. The properties varied in terms of their footprint size, material, architecture and roof types and many out dated and not suitable for today's living standards. The proposed site is set back and tucked into the ground at the end of the cul-de-sac and heavily screened by perimeter landscape and not over-looked by any neighbours.

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The existing architecture of the detached house is constructed of bricks with greenish render and tiled roof. It is not aesthetically pleasing and therefore is best to remodel it to meet with our client's requirements. The proposal for the extensions would be sustainable coupled with modern cosmopolitan aesthetics.

### Proposal

Design brief as required from client as a guide to the initial design where they informed the final design

#### Ground Floor:

- Open Reception with Hallway, new grand feature stair leading to upstairs
- Included in reception area - cloakroom, downstairs WC
- Large family living room
- Large guest living room with bar facilities
- Remodel the existing spaces to form an open planned kitchen, dining, sitting room taking advantage of the panoramic views
- Kitchen leading to utility room and a pantry
- Office or study
- Cloak room
- Storage room/area for vacuum cleaner... etc
- No need garage as there is already space within the ground where cars can be parked

#### First Floor

- Feature central stair
- Minimum 4 bedrooms with walk in wardrobes
- en-suites to all bedrooms
- Reading room/prayer room

#### Attic

- Within the roof void would be storage
- Therefore feature circular windows are proposed on either side of gable walls to provide natural daylight into the storage space

### Site analysis

A site analysis has been carried out to set a new unique and bespoke design concept principles for the fresh grand vision for our clients dream HOME. This is to take advantage of the breathtaking vast open panoramic views of the land and beyond. At the same time to create the extension that the site deserves.

Sustainable green energies are also being considered, ie underground heat source pump, rainwater harvesting, photovoltaics solar and thermal panels for building construction. There is also a need for this accommodation so that they are able to live closely to their son as part of the Asian culture. Their son has recently obtained

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planning adjacent and would be able to look after their senior age parents who will be living in this existing detached house that is now being extended.

### Location and site analysis

#### Design

Various design options have since been investigated and an updated scheme was prepared taken on our client's aspirations and hence arrived at this final form ready for planning submission. Basically this architecture is to replicate with similar design ethos matching the adjacent new one off detached house that replaced the former rainbow hill boarding kennel site. By creating similar palate of building materials, ie the white render and the introduction of the stone walling feature to emphasize the main entrance but retaining the brick quoins and some brick plinth will provide a visual consistency to the overall area.

#### Existing house

The existing 2 storey house footprint is circa

GF- 130sqm

FF- 67sqm

Attic- 30sqm(storage)

**Total 227sqm**

Assuming 50% is allowable for extension which would equates to circa 114sqm

The single storey annex shed is circa

GF- 28sqm.

The outbuilding (adjacent to the former cattery)

GF- 85sqm.

The overall ground floor footprint of the annex and the out building is circa 113sqm that will be provided to offset the overall areas as a result of the extension. Therefore overall extension size would be  $114+113=227$ sqm



**Out building adjacent to cattery.**



**Single storey annex**

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These 2 buildings will be removed to offset the floor areas of the extension and also assist to declutter the site.

The footprint of the new extension is circa

GF- 148sqm

FF- 106sqm

Attic- 24sqm(storage)

**Total 278sqm**

The ground floor footprint of the new build house is 278sqm overall. Since the area to offset is circa 113sqm. Therefore the new build being  $278-227=51$ sqm more than the allowable size (included attic storage space). The surplus floor area is considered to be negligible as compared with the size of the overall detached house and its large plot.

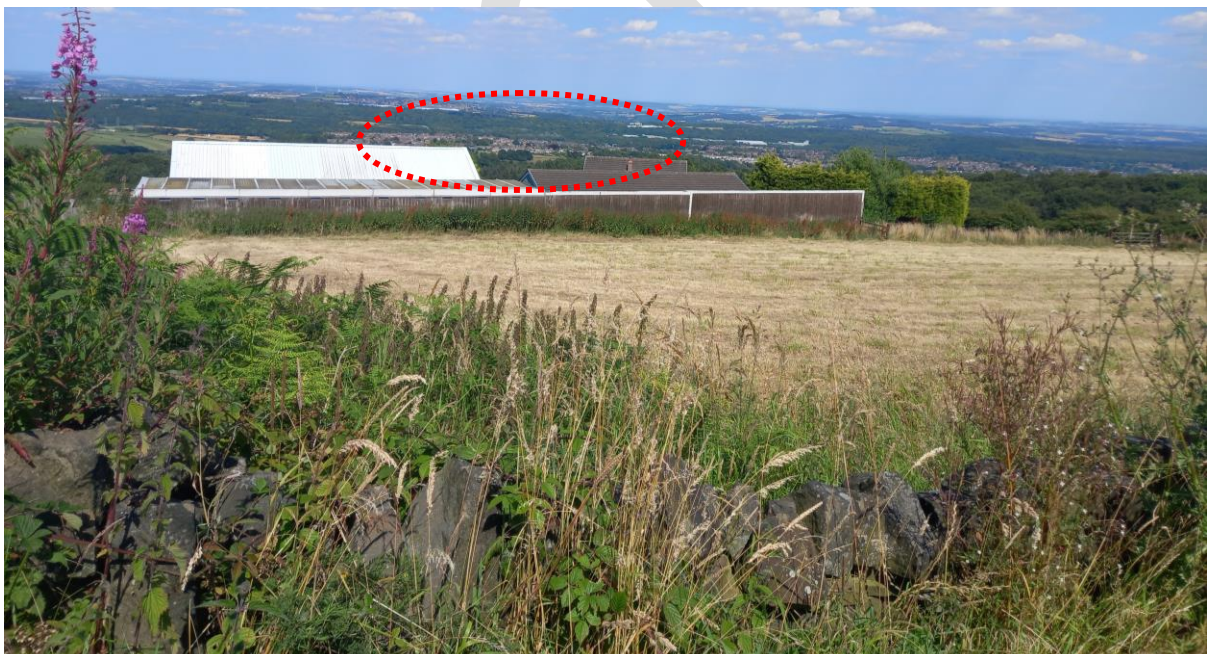
The massing of the new dwelling to the eaves and ridge is the same height as compared with the existing detached house. However, the majority of the new build is flat roof towards the front and rear. Only the main entrance is being emphasized with a pitched roof that runs towards the rear and covers over the external open balcony terraced. The original pitched roof is extended across the extension creating a continuous roof form.

Since the site slopes downwards, the extension proposal is less visible from Woodhead Road as the site is also heavily landscaped screen and also part screened by the existing outbuilding. The massing of the proposal is not over-looked by anyone across the valley and does not have any visual harm since it is considerably far away from its immediate neighbours opposite.

Also to maximise the views, all active accommodation are all grouped together facing the front and maximising panoramic views across the valleys. Hence the existing kitchen has relocated to the rear and open up the existing window to a full height glazing. The living spaces are mainly open planned with full height glazing. These full height glazing will assist to give a transparent feel but also allowing and harnessing the natural daylight in a sustainable manner.



**View of site from existing junction access road and is screened by the existing conifer tress and outbuilding. Therefore the new extension will also be visibly screened the existing detached house and its extension.**



**A small roof of the new extension will be visible here from Woodhead Road but is negligible and does not harm the overall panoramic views. Notwithstanding this, all the front cattery and the outbuildings will be removed to declutter the overall site.**

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The proposal is based on a hybrid architecture that blends in sympathetically and echoed the existing traditional building materials matching with the surroundings but expressed in a modern and contemporary manner. Full height glazing is proposed to maximise the natural daylight and also panoramic views of the open surroundings.

The footprint derived is a simple rectangular shape where 2 blocks are linked centrally via a doubled height atria and maximise the views at the front. The middle block is fully glazed so that full views can be achieved on entering the dwelling providing an airy and grandeur feel.

The first floor is to be accessed off a central grand feature central stair that links the first floor which connects the 2 blocks. Since the rear land slopes up, it is intended to create a small mini retaining wall enclosing the rear patio space.

### ***The National Planning Policy Framework:***

*The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-*

***i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;***

The extension and remodelling will promote an economic role rather than allowing the existing detached house to fall into a state of further dilapidation and allowing the plot to be further overgrown should it continue to become vacant or lack of maintenance.

***ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;***

The extension and remodelling will create a new modern HOME for our client and their large immediate family so that they can enjoy the spaces with their children and grandchildren which will integrate with local residents and bringing a hustle and bustle activities back into the local community and assist with a social role.

***iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy. As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.***

The external fabric of the existing dwelling is out dated which will require a facelift. The detached house accommodation is also not suitable with small size rooms and

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not effectively and practically laid out and it would be more sustainable to provide extension and remodelling the internal. Traditional building materials will be used on the plot which would be sustainable but locally sourced where possible and employing local skilled labours to build the proposal. By allowing a positive consent for the plot will definitely add to the environmental role.

### National Policies and Guidance

National planning policy (NPPF) published February 2019,

- chapter 2-** achieving sustainable development
- Chapter 3 –** Plan making
- Chapter 4 –** decision making
- Chapter 9-** Promoting sustainable transport
- Chapter 11-** Making effective use of land
- Chapter 12 –** achieving well designed places
- Chapter 13 –** Protecting Green Belt land
- Chapter 15-** Conserving and enhancing the natural environment

### **NPPF Chapter 3. Plan-making**

*15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.*

As you can see, there is an immediate need for this extension and remodelling to the existing dwelling which will complement the adjacent new one off new build on the former kennel site as well. Its location is ideal since it was previously already a detached house with open woodland fields and beyond where the extension does not affect anyone.

### **NPPF Chapter 4. Decision-making**

*38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*

All noted.

### **NPPF Chapter9. Promoting sustainable transport**

*102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*

- a) the potential impacts of development on transport networks can be addressed;*
- b) opportunities from existing or proposed transport infrastructure, and changing*

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*transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*

*c) opportunities to promote walking, cycling and public transport use are identified and pursued;*

*d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*

*e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

The detached dwelling does not have a garage since the site is adequately large enough to accommodate 4no cars or more along the existing driveway forecourt on site.

*103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.*

The land is brownfield and is located within a sustainable location where it is a 10-15 minutes driving distance to the local shops and school.

### **NPPF Chapter 12. Achieving well-designed places**

*124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

The existing detached house architecture is typical of the area and era for a farm, it is proposed to create a 2 storey side extension with part first floor over the front and rear to create a one off HOME. The new design will enhance the existing surrounding aesthetics and using traditional building materials and continued the same theme but expressed in a modern and contemporary manner. It is intended to propose more full height glazing to enhance natural daylight. Using plain white render mixed with the existing brick walls with feature stone expressing the main entrance matching the design of the adjacent new build will complement each other. All this provision is considered to be good design.

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is*

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*likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

*126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*

*127. Planning policies and decisions should ensure that developments:*

*a) 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;*  
*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

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129. *Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

130. *Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

131. *In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

132. *The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

All noted.

### **Chapter 13. Protecting Green Belt land**

138. *Green Belt serves five purposes:*

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

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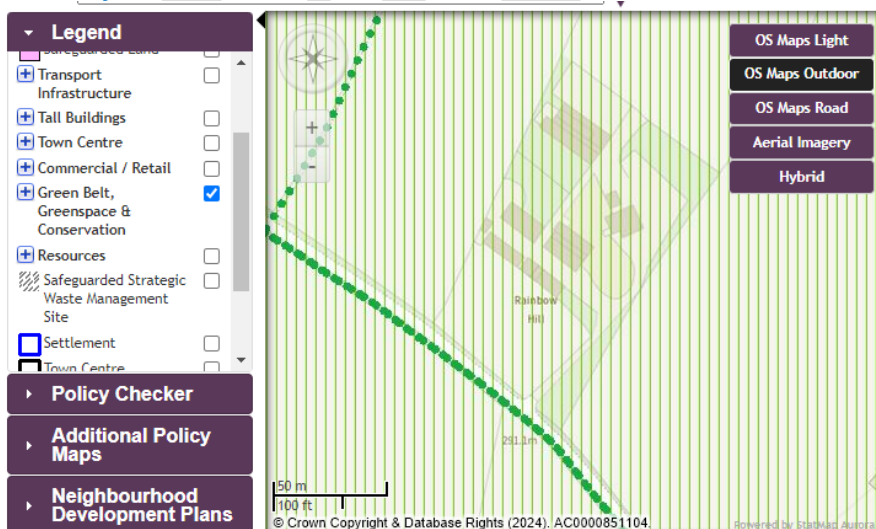
As can be seen from the extension and overall proposal, it respect the site and prevent the sprawl of built up area. Basically it respect all the above items from (a to e) and assist in rural regeneration and encourages the re-adaptation of existing brownfield site and re-adapt of existing dwelling to create a better HOME.

### **Proposals affecting the Green Belt**

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

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 43
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.



### **Excerpts of greenbelt**

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Although the proposal is within a green belt area, there are already many existing buildings on site which has already set precedent for development and appreciate the stunning views, rich nature and diverse wildlife the green belt areas offer which is to be retained and unharmed. The buildings are of various massing, form and building materials pallet and not consistent in architecture aesthetics either. Some buildings are of poor condition and cladded in timber and likely to be removed later. There are several single storey out buildings but with a mixture of building materials and styles. The existing single storey annex and the 2 storey house is considered to be habitable buildings. However, it is intended to demolish the single storey annex and an out building to declutter the site and also offset against the floor areas towards the extension.

The former Rainbow Hill kennel that has been disused is an industrial shed aesthetics with large tiered single storey footprint. This industrial shed property already formed a precedent for development and is visually unsightly but is also inappropriate for conversion to residential dwelling. Therefore the intension is for demolition. The proposed new dwelling footprint is much smaller than the former industrial shed footprint, albeit being 2 storey with modern design and planning has been recently approved.



Photo showing the stone sample is to be used to emphasize the main entrance. The stone is **Cromwell pitched- weathered walling stone random sizes 300/440 x 100 x 140** (see brochure attached).



The pitched roof is mainly across with the main entrance and sample photo attached. Samples can be provided if required. The roof is **cembrit-westerland\_5052 graphite grey colour** (see brochure attached).

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The National Planning Policy Framework (NPPF) and its predecessors have long recognised the importance of Green Belts. The five critical purposes of Green Belt designation, as outlined in the planning policy, are:

1. To check the unrestricted sprawl of large built-up areas  
Noted and the extension proposal has respected this and prevented the sprawl.
2. To prevent neighbouring towns from merging into one another  
Noted and the extension proposal has respected this from merging into one another as there are vast land left to enjoy.
3. To assist in safeguarding the countryside from encroachment  
Noted and the extension proposal has respected this and safeguarding the countryside from encroachment as the other neighbouring properties are located at a considerable far distance away.
4. To preserve the setting and unique character of historic towns  
Noted and the extension proposal has respected this and preserved the setting and creating a unique character for its setting.
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land  
Noted and the extension proposal has respected this and only building the extension within a brownfield land setting precedent for redevelopment but still retains the openness character.

The Green Belt policy also recognises these areas' positive role in providing access to the countryside, outdoor recreation opportunities, attractive landscapes, improved damaged land, securing nature conservation interests, and retaining land for agriculture and forestry and understand the 'openness' is fundamental to Green Belt policy, which it remains undefined and unquantifiable in area or volumetric terms.

'Openness' refers to the visual and physical access to the countryside and the absence of built development. It's a key aspect of Green Belt policy that must strive to maintain. The design ethos for the extension is to provide a new pitched roof that is to continue across from the existing pitched roof with front and rear flat roof on the 2 winged extension. The central main entrance area has been emphasized with a feature pitched roof same height as the original host detached house with doubled height atria and full height glazing. The flat roof proposal assists to reduce the massing visually and also emphasizing the main entrance. The central main entrance echoed the adjacent recently approved new one off house.

The existing detached house is located at a lowered plateau and not much visible as seen from Woodhead Road. However, our client is also proposing to plant additional fast growing evergreen conifer trees, ie Leylandii trees along the site boundary. In this way, it will assist to screen the proposed extension visually from Woodhead Road.

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The existing detached house has a mixture of reddish bricks and blue green render finish. However, it is intended to propose white render generally with a bit or reddish brick quoins on the corner edges to echo existing but introduce natural stone to emphasize the new main entrance so that it is visually in keeping with the adjacent recently approved aesthetics. Although the existing detached house is within the green belt, the proposed extension with the demolish of the single storey annex and the out building helps visual decluttering and should improve and preserve the setting, openness and character of the green belt.

*150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.*

*These are:*

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

As explained above, especially on item (d), it is not appropriate to demolish the existing detached house since it can be re-used or readapt and provide extension for residential dwelling use. The existing internal layout can be remodelled with extension to suit.

The intention for our client is to achieve the necessary accommodation creating a HOME in close proximity to their children so that they can look after them. Our client will be closed by to their children and grandchildren which is an Asian culture. The proposal respect all of the above paragraph 150 items (a to f) and complies with NPPF.

*151. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources*

Noted. The extension proposal have included photovoltaics solar and thermal panels at the rear pitched roof which is south facing. The solar panels are also connected to battery packs where surplus electricity can be stored or reverted back

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to the local grids. There is also provision for electric vehicle charging point at the side of the driveway forecourt. There is also provision for underground heat source and reuse of rainwater harvesting for flushing toilets and irrigation of landscape or washing cars. As a result, our clients are keen on the use of and promoting green renewables. The site is located in a windy area, and our clients are considering a separate planning application for small wind turbine later.

Based on this, it can be considered very special circumstances and the extension proposal with remodelling of the existing detached house outweighs any concerns and respect all of the above paragraph 151 items and complies with NPPF

### **Chapter 15. Conserving and enhancing the natural environment**

*170. Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

*171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework<sup>53</sup>; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.*

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172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads<sup>54</sup>. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development<sup>55</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

All noted. However the extension proposal does not affect visual impact to the area and hence assist to conserve and enhance the natural environment and preserve its setting and character.

### **Excerpts of Barnsley Local Plan adopted 2019**

#### ***Policy SD1 Presumption in favour of Sustainable Development***

*When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Based on the extension proposal, our client would welcome to proactively engage in any discussion to improve their one off new HOME proposal where possible, but the extension proposal have contributed towards the 3 roles of economic, social and environmental aspect.

#### ***Policy GD1 General Development***

*Proposals for development will be approved if:*

*There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*

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The extension proposal sits within a large plot and is carefully designed to avoid any adverse effect on the living conditions and residential amenities of the immediate or opposite neighbours or future residents. However, as mentioned earlier, the neighbours are situated far away and therefore there is no immediate visual impact as a result. IN fact by offsetting the adjacent single storey annex and the discussed outbuilding will improve the overall visual appearance and assist to declutter the site.

*They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*

The extension proposal is sympathetically designed and will not prejudice the current or future use of neighbouring land.

*They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*

The extension onto the existing detached house does not adversely affect the wider area visually.

*They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*

The plot will be landscaped to suit and improves the attractiveness of the site.

*Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*

The vehicular access is as existing and is unaffected off Woodhead Road into a cul de sac.

*Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*

All noted

*Any pylons are considered in the layout; and Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.*

Not applicable.

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### Excerpts of Barnsley Local Plan, adopted 2019

#### Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety

As explained earlier, the extension proposed the pitched roof being the same height as the original roof ridge with a feature entrance and coupled with the flat roofs at the front and rear will assist to reduce the overall height visually. As explained earlier, with additional evergreen conifer trees planted along the site boundary will assist to visually screen the proposal.

The extension proposal is considered to be of high design standards and included a lot of renewals green energies and does not have any adverse effect on the amenity of the local residents as they are located far away. The extension proposal meet with highways requirements as well and preserves the setting of the green belt.

#### Policy GB3 Changes of use in the Green Belt

We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

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All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and
- Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use  
We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.

All noted. As outlined above, the design are of high design quality and met all the core values as described above. The extension is more appropriate in this location. It assist to improve the architecture aesthetics and introduce a high design quality with state of the arts dwelling HOME. The extension proposal preserved the openness of the greenbelt better than the original detached house. The roof massing and building materials is now more in keeping visually against the green belt backdrop.

It certainly improves the character, openness and setting appearance of the greenbelt. It assist to tidy up the whole area and providing regeneration with short term employment during the build and also help to boost the local economy by the local builders merchant.

### ***Policy D1 High Quality Design and Place Making Design Principles:***

*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.*

The extension proposal is considered to be of high quality and creates the distinctiveness and character of the locality. It enhanced the panoramic views of the rear field and harness the natural daylight with large glass sliders and juliet balconies.

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*Through its layout and design development should:*

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and*
- *Provide high quality public realm.*

*In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.*

All noted.

### ***Policy H1 The Number of New Homes to be Built***

*We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained.*

Albeit after the extension is only one large dwelling but still of a considerable size that will contribute towards the council 5 year delivery supply of housing plan.

### ***Policy H5 Residential Development on Large Non-allocated Sites***

*Proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they: Are located on previously or part previously developed land; Are located within Urban*

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*Barnsley, Principal Towns and Villages; Are accessible by public transport; and Have good access to a range of shops and services.*

The extension proposal onto the existing detached house meets with policy H5.

### **Policy H6 Housing Mix and Efficient Use of Land**

*Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs. A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages. Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.*

As stated earlier, the site is large and can achieve a higher density. The land is sufficiently large enough to cater for several new houses, however, our client is only proposing extension to the existing detached house therefore is not considered to be over developed.

However, the setting is important and necessary to preserve the character and appearance and only proposing extension to the original existing detached house. Since the land was formerly used as a detached house with the single storey annex shed and the out building, it is considered that is a previously developed land and is suitable for extension. Therefore this extension proposal will meet with all the relevant criteria.

### **Policy T3 New Development and Sustainable Travel**

*New development will be expected to: Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document; Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition. Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy I1. If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.*

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Due to its rural location and setting, it would be difficult to reduce the need for using cars. However, our clients have electric cars and electric vehicle charging point (EVCP) is proposed on the driveway forecourt making it sustainable.

### **Policy LC1 Landscape Character**

*Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments). Development which would be harmful to the special qualities of the Peak District National Park will not be allowed.*

All noted and that is why our client is proposing an extension onto the existing detached house as a HOME. Since the site already has an existing detached house, it set precedence as a brownfield site that can be redeveloped or extended in a sustainable manner. The site is also already heavily landscape on its perimeter, however, additional perimeter landscape is also proposed to assist to visually screen the extension proposal and creates a distinctive character to itself.

### **Policy CC1 Climate Change**

*We will seek to reduce the causes of and adapt to the future impacts of climate change by: Giving preference to development of previously developed land in sustainable locations; Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques; Locating and designing development to reduce the risk of flooding; Promoting the use of Sustainable Drainage Systems (SuDS); Promoting and supporting the delivery of renewable and low carbon energy; and Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.*

### **Climate Change**

Climate change is also throwing the seasons out of sync, causing either drought or floods in certain areas. Climate change mitigation would be required in reducing greenhouse gas and carbon emissions into the atmosphere and designers have an important part to play to assist in achieving these reductions.

Climate change causes unpredictable and extreme weather patterns, which are having a devastating impact on some of the communities. Designers need to predict what adverse weather may be coming next and how to mitigate them in advance of happening.

Here is a list of some smart examples but not all of how new developments can be designed and what could be done to help people adapt to climate change, reducing its impact on their lives and properties. None of these examples on its own is enough to mitigate climate change but several together would make a huge difference. But each one of these examples can help a development to be successfully delivered

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and thrived in spite of a changing climate. If these examples can set an exemplar for others to follow, then it will make a significant impact in reducing the climate change.

### 1. Design teams

When extreme weather means the worst happens to people and their properties and the support of professionals like the design team that comprised of architects, engineers, clients and developers can help reduce the climate change by smart design solutions on the outset for new developments.

### 2. Raising development sites

In areas where floods are getting higher, lasting longer and threatening more human lives and properties, the designers have already been working with local authorities and environmental agencies to raise development sites above the 1 in 100 year worst flood level to mitigate issues that has been experienced over last year in 2015. The extension proposal is not near any rivers so will not be affected by any potential flood.

### 3. Weather forecasts

With state of the arts computer technology, cellphone apps and weather forecasting systems, they ensure local communities can access these weather information easily so that they need to stay on top of the their weather prediction work – radios, televisions, telephones, internets to access Metrological office information, and training on how to interpret short- and long-term weather forecasts and climate change reports.

### 4. Rainwater harvesting

When rainy seasons are unpredictable and uncertain, every drop of rainwater is precious. Harvesting grey rainwater to irrigate gardens is a sustainable way of reusing rainwater. The rooftop rainwater collections will go towards household sanitary needs which would be a good start in reducing water usage.

### 5. Surface Water Drainage

The designers ensure that the surface water drainage design takes into account the sustainable design approach such as swales or balancing ponds can be created to assist with rainfall but also as design features for a development. This development is small in comparison and as such swales or balancing ponds are not viable. However, a small water feature has been created at the main entrance where it will assists with rainwater run offs.

Permeable paviments or pebbles are to be used for the long driveway and forecourt to serve the new proposal and the falls are towards the grassed verges and down the slope of the site into the small water feature. All surface water runoffs are to be contained within the small water feature where possible and the remaining rainwater

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to be connected into soakaways or into the mains drainage systems. However, the existing pebbled surfaces for the driveway in itself assist to drain the surface water. The existing driveway forecourt is to be retained for the car parking spaces and the proposals itself does not have any cars or garages.

The surface water is to be drained naturally in accordance with PPS 25 and to ‘**Guidance to Permeable surfacing of front gardens by communities and local government and to the environment agencies**’.

### 6. Natural flood barriers

Frontline protection against floods and storm surges would be useful with new developments near rivers and canals. This site is not near any rivers and therefore no flood barriers are needed.

### 7. Sustainable green architecture

Sustainable green architecture design approach have been encouraged to reduce the carbon footprint such as using Photovoltaics solar and thermal panels, underground heat source pumps, mini wind turbines, bio mass.....etc. Although the governments have reduced the feed in tariffs for the solar panels, it is still proven to be a viable sustainable design approach during the long term.

The harnessing of natural sunshine using solar photovoltaics panels and thermal photovoltaics panels are good ways to achieving a sustainable design approach and the photovoltaics solar panels (can be retrofitted) has been proposed on the proposal. The orientation of any building is dependent on the site configuration but can also be an important part to take advantage of the solar gains where possible. Luckily the proposed site is with a southern orientation such that it maximise the roof areas being south facing aspect to take advantage of the morning and afternoon sun. Photovoltaics solar and thermal panels are to be incorporated into the south facing aspect of the extension proposal as shown.

### 8. Mini wind turbines

The harnessing of wind using mini-wind turbines on roofs are another good way to achieving sustainable design approach. This is not proposed for the extension proposal at this stage but can be retro-fitted to suit at a later date if required.

### 9. Specification of materials and finishes

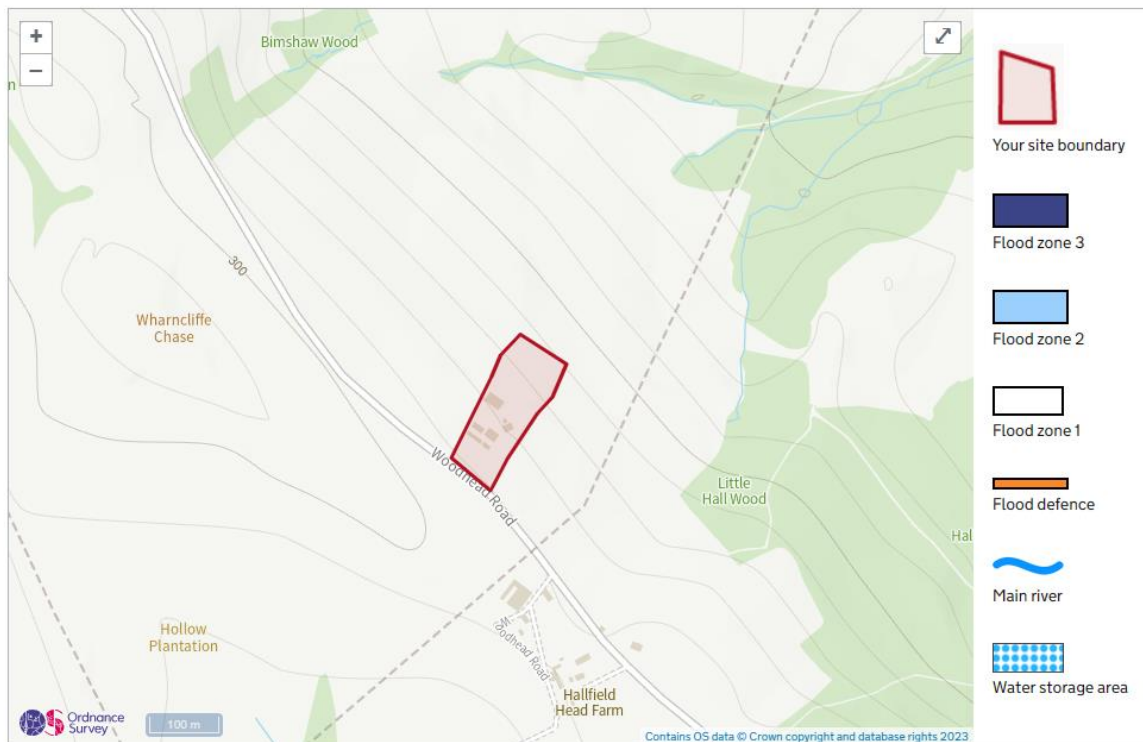
Specifying materials that can be sourced locally is another good way to achieving sustainable design approach to minimise transportation journeys and will be promoted by this application. It is anticipated to use structural insulated panels (SIP) so that they are off site factory assembled and sustainable.

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### 10. Others

Underground heat source pumps, bio mass boilers are a few other alternative options that can assist in achieving a sustainable design approach. No doubt the initial capital costs maybe high but over a long term period it can be gained back but at least these sustainable design approach would assist in reducing the carbon emissions footprints into the atmosphere and assist in protecting our depleting planet.

Since this extension proposal is set within the rural setting and not in an urban city setting therefore very little traffic will be present within the vicinity, so it will not have any impact on the air quality. Moreover the extension proposed is set down below Woodhead Road will also assist with air quality.



**The site is located on Flood zone 1 and has low probability of flooding and there is no record of the site being flooded in the past.**

### **Policy CC3 Flood Risk**

*The extent and impact of flooding will be reduced by: Not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere; Ensuring that in the Functional Floodplain (Flood Zone 3b), only water compatible development or essential infrastructure (subject to the flood risk exception test) will be allowed. In either case it must be demonstrated that there would not be a harmful effect on the ability of this*

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*land to store floodwater; Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate; Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3; Expecting proposals over 1000 m<sup>2</sup> floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; and Expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CC4; and Using flood resilient design in areas of high flood risk.*

The land has low probability of flooding.

### **Policy CC2 Sustainable Design and Construction**

*Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.*

Photovoltaics solar panels are being proposed. The cellphone app will provide state of the arts facility where lights and heating can be turned on or off remotely. The perimeter walls cavity will be increased in width to ensure extra cavity insulation are provided to improve on thermal performance. It is also proposed to have underground heat source pump and also underfloor heating all of which will assist in sustainable design.

### **Policy CC4 Sustainable Drainage Systems (SuDS)**

*All major development (12) will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate. The Council will also promote the use of SuDS on minor development. To enable the Council to determine the suitability of a proposed SuDS scheme: Outline Planning applications must be supported by a conceptual drainage plan and SuDS design statement; and Detailed Planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development.*

There is existing gravel within the driveway where it is permeable and can assist in discharging of rainwater.

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### ***Policy GB1 Protection of Green Belt***

*The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.*

The extension proposal is set adjacent to the green belt but within an existing detached house site. In this way, since the neighbours are far away, it will not be affected by this extension proposal.

### ***Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt***

*Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building. Dividing an existing house to form smaller units of accommodation. All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.*

The extension proposed onto the existing detached house therefore safeguarding and maintaining the adjacent Green Belt land. The setting and character of the Green Belt will not be visually harmed. In fact this extension proposal is now more attractive and fit for purpose than the original detached house. All the above items have been taken into account and informed the final design for this detached HOME where it promotes good design principles.

### **Site and area assessment, Physical, social and economic characteristics Evaluation Amount**

The overall land is circa 17608sqm (equivalent to 4.35 acres)

The existing detached house site area including the access driveway and forecourt is **circa 2625 sqm (0.65acres or 1.60hectares)**

The existing ground floor area footprint of the house is **circa 130sqm** and the existing single storey annex shed is **circa 28sqm**. The existing out building is **circa 85sqm**. The new extension footprint is **circa 148sqm**

Therefore the footprint proposal only occupies a small percentage of the land and still leaves ample garden amenities over and above the existing external garden space for the family to enjoy, together with driveway, forecourt and pedestrian footpath areas.

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Therefore if the guidance for density is circa 30 dwellings per hectares, then since the site is circa 1.6hectare will equates to circa 48no dwellings which literally can be achieved on the same size plot. However, properties along Woodhead Road are all located within big plots and our clients would not allow a sprawl of dwellings and only proposing an extension onto their original detached house to create a HOME for their large family.

The demolition of the existing single storey annex shed and the disused out building with the extension onto the original detached house would complete the overall vision for the area. Therefore the density is low as a result of the existing site area. The orientation of the original footprint also takes advantage of the southern sun aspect and harness the solar energy.

### Appraisal:

The application relates to the demolition of the vacant single storey annex shed and out building to allow the extension onto the existing detached house. The overall new building is a 2 storey massing with the new pitched roof same height as the original pitched roof. The proposed extension is to be mainly build from traditional materials but expressed in a modern manner with white render and red bricks.

Main Issues to consider:

- Principle of the change of use
- Visual amenity
- Residential amenity
- Highway Safety

### Background and Principle of Development

The site is set against a backdrop where there is an urgent need for the Council to provide appropriate housing land. Paragraph 59 of the NPPF stresses the need for local planning authorities to significantly boost the supply of new housing. The adopted Core Strategy (CS) underscores this strong planning policy support for the delivery of new housing, emphasising that one of the key issues for the future development of the District is the need to house a growing population by delivering new residential units. In light of the housing land supply shortfall relative to the requirements of the NPPF, there is an urgent need to increase the supply of housing land in the District.

Furthermore, the NPPF also observes that housing applications should be considered in the context of the presumption in favour of sustainable development, and local planning authorities should encourage the effective use of land. An extension onto the original detached house would represent a sustainable approach to development close to existing infrastructure such as shops, other facilities and public transport.

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The site is unallocated in the local plan and is within a wholly residential setting. The site is large and the respective plot can accommodate at least 48no dwellings, however, since the site seemed to be an exclusive area, many large plots only accommodate one dwelling. Therefore since only one new dwelling is proposed, then this site achieves the required housing density per hectare which is compliance with the requirements which seeks to ensure that land is used efficiently. The principle of extension onto the existing detached house in this location is therefore considered to be acceptable subject to its local impact.

The extension proposal will provide a fresh use and a **HOME** for our client and meeting the local and national Government's housing targets, albeit only one dwelling. During the short term building phase, short term work for local builders would be needed and hence promoting local skills and employment. It will also assist with regeneration and avoid the detached house from falling into further state of disrepair due to not being in occupation. Moreover the detached house does not fit for purpose and hence extension which should be considered to be acceptable in principle and meets with Council's policies.

### **Visual Amenity and character and form of the area**

The site is set within a spacious front and rear gardens with a small gravel area at the side driveway The perimeter of the site is landscaped and visually screened. The existing house is 2 storey massing is small and the extension proposal respects that and really in keeping visually within the area.

The use of traditional building materials such as brick quoins and white render blends in the surrounding and since it is proposed with large glazing area will create more transparency and lose itself within the setting. Therefore improving the visual amenity, character and form of the area.

### **Residential amenities of Occupiers of Adjacent Land**

The residential amenity of adjacent occupiers is to be respected as follows

- No overlooking of neighbouring properties,
- No overshadowing of neighbouring properties
- No oppression of neighbouring properties

The size, scale and 2 storey massing of the extension proposal seemed to be consistent with any 2 storey properties within the area. As can be seen, the extension proposed respects the immediate neighbours in terms of size, scale, massing and height. The façades have a lot of full height glazing and will assist to blend into the surrounding.

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The extension proposal is strategically designed with all active accommodation such as bedrooms, lounge, living room faces the front boundary with full height glazed windows taking advantage of the panoramic views. Moreover the ground floor is heavily landscaped on the perimeter site boundaries and its siting is lowered down the slope therefore is already visually screened from Woodhead Road. Additional natural daylight has been achieved by introducing a lot of full height glazing and the main entrance through atria creates a grand and welcoming entrance with central feature stair.

The combination of orientation of the site, the size, scale, and siting of the extension proposal and separation distance achieved away from the immediate neighbours is considered not to cause any significant adverse effects of overlooking, overshadowing or oppression. Moreover, the immediate neighbour is his own son new one off house and still at a considerable distance apart.

The extension proposal would not cause significant detrimental visual impact on the residential amenities of either existing or future occupants and therefore accord in accordance with local policies and the Householder SPD and the NPPF. There are no residential amenity concerns with the proposed extension onto the existing detached house. Other residential properties are already located far away from the site and are not affected by the extension proposal and will not result in any concerns in terms of noise disturbance or visual amenities and meets with Council's policies.

### Highway Safety

Since the site is large, our client does not need a garage. The development plot is capable of achieving 4no or more car parking spaces comfortably accommodated within and along the existing site driveway and forecourt. The existing detached house has its own driveway and forecourt and can accommodate its own car parking spaces. Therefore the extension proposal will not result in any significant increase in car parking requirement as compared to the previous house. Therefore there is no highways impact.

The extension proposal uses the same vehicular access point from Woodhead Road and provides sufficient off street car parking within their own site demise. As mentioned, a turning facility has also been incorporated into the forecourt where it will allow vehicles exiting site in a forward driving gear onto Woodhead Road. It is considered that the extension onto the existing detached house would be acceptable in terms of highway safety and accords with local policy and the householder SPD and the NPPF.

### Community Safety Implications:

There are no foreseen community safety implications so the proposal meets with Council's policies.

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To do nothing, the existing detached house will remain vacant and will fall into further dilapidated state. To provide a fresh continued use will also assist with sustainable use of an existing brownfield land and providing a fresh extension onto the existing detached house by readapting and improving the internal layout to meet the needs of ever changing trends.

### **Secured by design**

#### **Doors and windows.**

All ground floor and accessible doors and windows should have attack resistant glazing installed to BS EN 356 P1A so that in the event of any damage the glass will remain intact. Easily accessible main entrance doors and windows are to be proposed to meet the physical security requirements of '**Secured by Design**', in that a security specification such as PAS 24:2012 should be incorporated.

Any new doors or windows should be to Building Regulations (Approved Document Q) standards below;

#### **Door sets:**

- BS PAS 24-2016
- STS 201 Issue 7:2015.
- LPS1175 Issue 7.2:2014 Security Rating 2+
- LPS 1175 Issue 8:2018 security rating 2+
- STS 202 Issue 6:2015 Burglary Rating 2.
- LPS 2081 Issue1:1:2016 Security Rating B.
- Bespoke wooden doors are to be a solid or laminated timber with a minimum density of 600kg/m<sup>3</sup> and to 44mm thickness. Any panels within the door set are to be at least 15mm thickness and securely held in place. Beading is to be mechanically fixed and glued in place. The door to include a 5 lever mortice lock to standards BS 3621/8621 with a night latch or rim lock which are tested to the same standards.

Some of the above door sets can include a minimum standard euro cylinder lock to BS EN 1303 standards which is 1 Star Rated and offers no resistance to crimes relating to lock snapping which is still a common method of burglary across West Yorkshire District. Any doors which will include a euro cylinder lock is to be 3 Star Rated to standards; TS007, STS 217 or Sold Secure Diamond Standards which offer more resistance to this type of attack and will reduce the risk of burglary and gaining access.

#### **Windows:**

- BS PAS 24-2016
- LPS1175 Issue 7:2010 Security Rating 2
- STS 204 Issue 3:2012

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- LPS 2081 Issue 1:1:2016 Security Rating B
- Ideally laminated glazing is to be installed within ground floor and accessible windows which is certificated to BS EN 356 P1A rating, so that if there were any damage or attempts of entry glass would remain intact.

### Construction plan

The extension proposal will be provided with construction plan to comply with planning requirements later during the construction stage (if required) as follows

- a) Hours of construction work, including the works of demolition
- b) Hours of delivery of materials
- c) Location of site management offices
- d) Location of materials storage compound including loading/unloading areas
- e) Car parking areas for construction workers
- f) Wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt on to the Woodhead Road highway
- g) Temporary warning and direction signing on the approaches to the site

The construction plan shall be agreed in principles with the planners before it is implemented and shall be kept in place, operated and adhered to at all times until the development is completed

- h) strategic demolition of the single storey annex and the out building

### Sustainable design approach

Photovoltaic solar and thermal panels are to be provided on the south sun facing aspects onto the existing and new pitched roof. It helps to harness solar and thermal energy for electricity and space heating so that it assists with reducing the daily running costs of this grand new home. It is also a more sustainable method of preserving and using natural resources where possible and is to be sourced locally where possible. Underground heat source pumps will be considered where it will assist with heating in a sustainable manner.

Log Burner is to be installed within the feature fireplace, eliminating the use of burning of fossil fuel. Electric based underfloor heating will be the main source of heating the property, provided by PV solar panels. **MVHR system** is proposed to be installed, the advantages are listed below:

*Continuous supply of fresh air to provide good indoor air quality.*

- **Energy Efficient:**  
*An MVHR system recovers and reuses up to 95% of the waste heat within the property and has a direct impact on the Dwelling Emission Rate required for the Standard Assessment Procedure (SAP) energy assessment, which will ultimately reduce the carbon footprint.*

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- **Controls Condensation:**

*An MVHR system will control moisture and condensation in the property and not only put a stop to condensation on windows but also the development of damp and mould growth to ultimately improve indoor air quality.*

- **Tackles unpleasant odours**

*An MVHR system will assist to tackle unpleasant odours from the cooking smell.*

- **Removes harmful pollutants within home**

*An MVHR system also removes harmful pollutants*

- **Year-round operation** –

*An MVHR system provides cooling in summer and heating in the winter.*

- **Automated Smart Home:**

Managing all **home** devices from one place. The convenience factor here is enormous. Maximizing **home** security. Remote control of **home** functions via a mobile phone app.

- **Increased energy efficiency.**

Lights can turn on or off automatically when no one is in a room, and the thermostat can be set to let the indoor temperature drop during the day before returning it to a more comfortable level just before residents arrive home in the evening.

- **Safety:**

Making homes safer and more secure to live in (automated lighting can thwart would be opportunist burglars), automated door locks (which can be controlled from smart app devices)

- **Increases Awareness Through Security Cameras :**

Making it a safe and secure living environment

- **Contributes to economy:**

By installing home automation system, it is aim to use energy efficiently. This helps in contributing to the economy by utilizing only those resources that are needed and assist to reduce running cost.

The installation of these smart devices has numerous services/benefits such as:

- Alarm systems
- Equipment control
- Remote lighting control
- Carbon monoxide monitoring
- Security systems control
- Surveillance camera control

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- Activated voice control
- Personal assistant integration
- Live video surveillance
- Real-time message alerts

*The home automation offers endless possibilities to take charge of one's home so the occupants also feel safe. Therefore our client is keen in providing all these additional state of the arts smart gadgets for their parent's home.*

### High specification glass

Specifying high specification glass for windows and doors would assist in retaining thermal insulation within a property. The glazing is to be at least 6-8mm thick Pilkingtons 'K' glass with inert argon gas filled cavity and grey/green tinted glass to be specified. Any sustainable design solutions will be adapted and developed in detailed at the construction stage.

### Electric Vehicle Charging Points

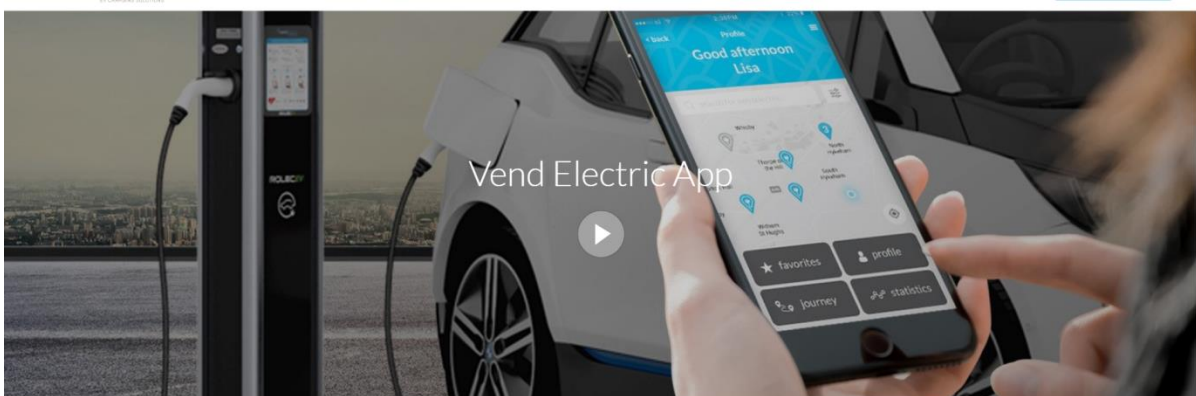
A dedicated electric vehicle charging point facility will be provided outside the driveway forecourt on the side of the building for charging their electric or hybrid vehicles and other ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

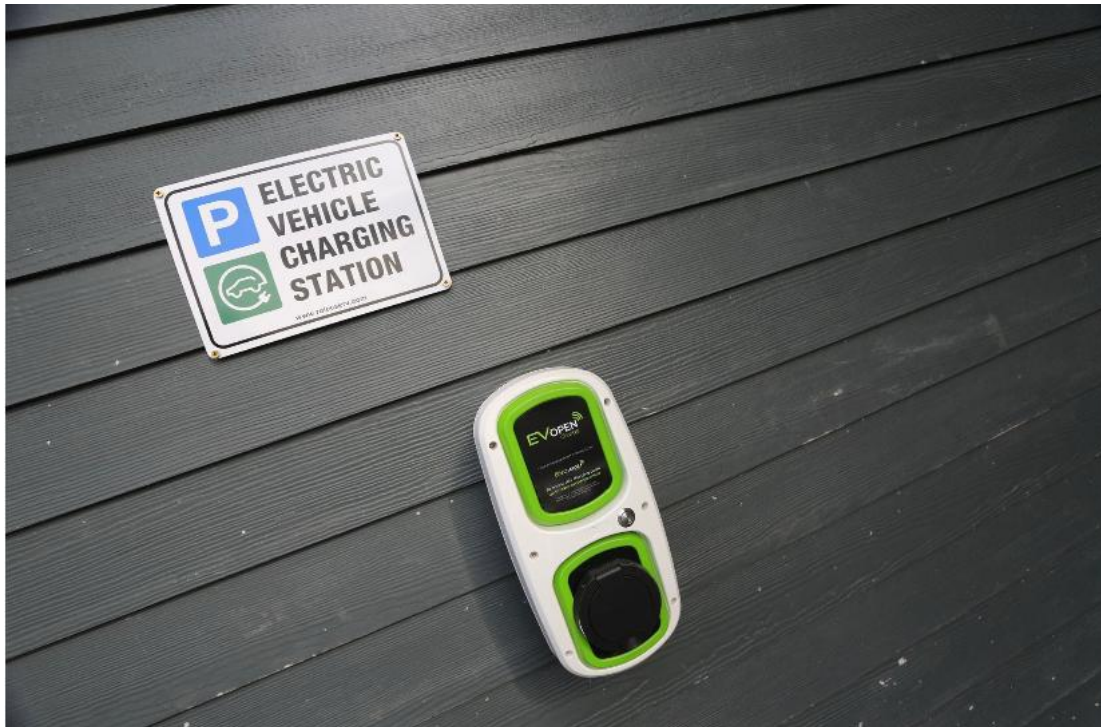
- A standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW). **A 32A (7kW) is however more likely to be future proof and is being proposed to promote green sustainable energy**
- Cable and circuitry ratings shall be of adequate size to ensure minimum supplies
- Standard charging points for single residential property that meet the requirements specified in the latest version of "*Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)*" by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.
- It is also clients intension to provide some electric bicycles or e scooters to promote a sustainable mode of transportation and healthy wellbeing

The electric vehicle charging point is provided in the interest of promoting sustainable transport and to accord Chapter 4 and Chapter 11 of the National Planning Policy Framework.



The EVCP specification is as follows.





**The site plan is proposed with 1no electric vehicle charging point (EVCP) for their extension onto the existing detached home on the driveway forecourt side of the building. Our client wants to promote a green sustainable means of transportation and has electric vehicles.**

# vendelectric is proud to have **ROLEC** as their charging equipment partner.

- ROLEC EV Produce Europe's largest range of electric vehicle charging stations and equipment.
- ROLEC GLOBAL MARINA SERVICES - are world leaders in the design and installation of marina services.
- ROLEC LEISURE SERVICES - World-leading hook-up and electrical distribution solutions for the caravan and camping industries.

Rolec Services is one of the world's leading specialists in outdoor electrical equipment. Offering design, manufacture and installation of an extensive range of products - including electrical connection, charging, hook-up and distribution equipment.

Established in 1990 Rolec presently employ over 135 personnel in a bespoke, purpose-built office, showroom, warehouse and factory complex. Now over 30 years old, Rolec's wide range of products is the most extensive of its kind and continues to grow via its distribution network of representatives in over 40 countries across the globe.

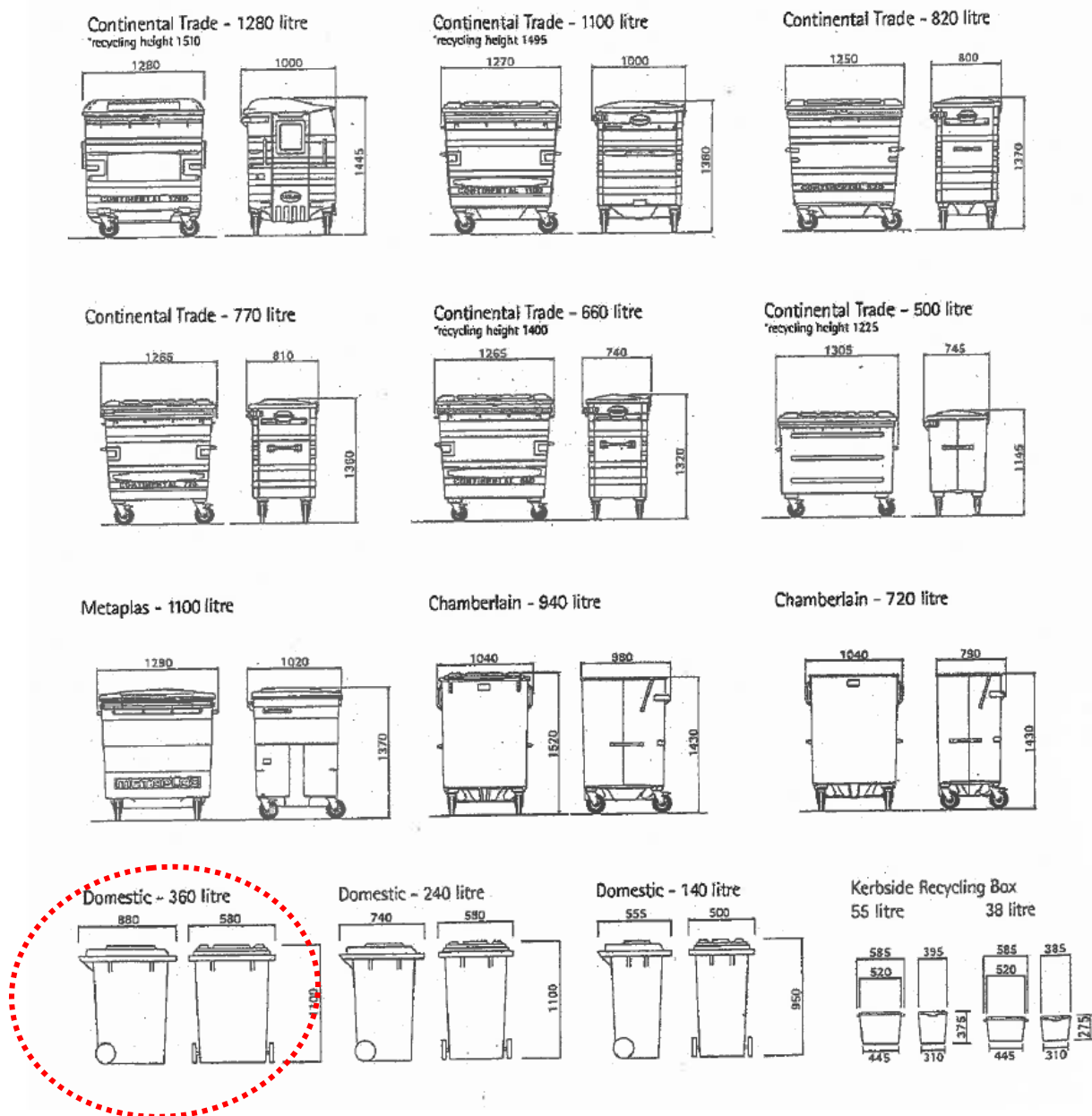
Rolec have chosen Teckpro and vendelectric as their preferred partner for their EV charging and back office solutions management.

See website link <https://vendelectric.com/>

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### Refuse and recycle waste bins

The side of the existing detached house also accommodates adequate space for 1 no 360litres size refuse waste bin and 1 no 360litres recycle waste bin (and possibly another 360 litres garden waste bin) and to be visually screened with timber enclosure. Our client will wheel out the respective bins once a week collection where needed at the Woodhead Road junction access and should demand be exceeded, then it is proposed a twice weekly collection services to suit.



## Jade3 Architecture Ltd

### Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

### Access

The existing vehicular is to be used for access and egress onto the long driveway and forecourt which is capable of parking 4no cars or more. Then walking down the path and into their new extension proposed onto the existing detached house with access either from the rear or from the main front entrance.

Once within the ground floor, access is via a step and level throughout. The whole of ground floor is level and one step down back out onto the rear garden. Due to the site slopes up, the rear garden will be remodelled with small retaining walls around to create a decent size patio. On entering the new detached house after the extension from the front is via a step into a grand double height atria foyer.

The internal feature stair is located centrally and splits onto the left or right hand side which provides access onto the first floor. Level access is across the whole of the first floor. The stair access is designed to meet all the requirements under Approved Document Part M and Disability Discrimination Act requirements.

### Summary

Most importantly the new extension proposal provides and completes as a '**new HOME**' that our clients have been dreaming for many years to enjoy. The new extension proposal is sensitively and holistically designed that respect the neighbours and no visual impact from the open vistas. The extension proposal meets with the aspirations of all parties including the local council. The extension proposal will provide regeneration, providing a fresh residential use meeting government's housing shortage and also promotes short term employment for local labours during the build process and assist to boost the local economy of builder's merchant.

The extension proposal will make a positive contribution to the locality, otherwise remains a vacant detached house which will continue to deteriorate and will fall further into an eyesore and disrepair. The extension proposal respects the visual amenity and character and setting of the surrounding area and accord with local policy, the householder SPD and the NPPF.

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We trust that the extension proposal have taken into account any potential concerns and satisfy the reasons for approval as it accords with the local and national policies. Therefore we respectfully seek the planner's support for a positive planning decision on this one off grand extension and remodelling design which Barnsley Council planners and our clients will definitely be proud of its association.

Prepared by



**Michael Chow** BA Arch, Dip Arch, ARB  
Managing and Concept Director  
Chartered Architect and Urban Masterplanner  
for and on behalf of Jade3 Architecture Limited

