
MARK BROTHERTON LIMITED

DESIGN & ACCESS STATEMENT

MR & MRS W BOWSER

22.08.12

Planning Application for a new garden room on the western gable of Rosemount Cottage,
Bank End Lane, High Hoyland, S75 4BE

1.0 BACKGROUND

Whilst this is a householder application it is located within the defined High Hoyland Conservation Area and as such a Design & Access Statement is required. The property does, however, fall within a housing policy area where extensions are considered acceptable.

This proposal is submitted in detail for an extension to the western gable of the dwelling to form a garden room.

2.0 SITE ASSESSMENT

The subject property constitutes a detached stone and render dwelling house located within the village of High Hoyland. Adjacent to and within the curtilage is an existing garage and store. The site has readily identifiable boundaries to front, side and rear. The site forms an attractive property located within the mainly residential settlement. The site is located in a mainly residential area, however, to the rear (north) is an existing farm incorporating mainly old run down farm buildings. The western boundary is open and a separate dwelling forms the eastern boundary. The site is located within a Conservation Area and within the village boundary. The site is not located in the Green Belt. We are not aware of any Listed Buildings within the vicinity of the site.

It is considered that the proposal has been carefully considered prior to submission and will form an addition to the property which is wholly in keeping in terms of character and appearance.

3.0 INVOLVEMENT

Pre-submission negotiations have been undertaken with the Council's Planning Officer, Miss Laura Bibby and positive comments have been received from her and from the Conservation Officer. Slight amendments to the ridge line were suggested and have been incorporate in to the submitted design.

4.0 EVALUATION

It is recognised that the site is located in the Conservation Area. As a consequence it was considered that any proposal would need to fully address those policy constraints.

Furthermore, it is also considered that any development must be seen to be appropriate in terms of design, siting and scale in the context of both the host building and the area in general.

In terms of progressing the scheme, it was established that:-

- (i) the scale of any proposals must be appropriate for the scale of the use;

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- (ii) careful consideration of how the proposal would relate to the existing property would be key. It was determined that the proposals should be subservient in form and design to the host dwelling. It was also identified that the construction should be in materials to match the existing dwelling; and
 - (iii) design detailing should not detract from the host building or result in any harm to adjacent properties.

5.0 THE SCHEME

Planning permission was granted in January 2011 for various alterations to the dwelling which incorporated the replacement of an existing lean-to store on the western gable with a larger lean-to for use as a gym. The current proposal replaced the lean-to with a garden room constructed in oak framing with a stone base and stone slate roof and incorporating a more traditional gable profile.

The use is residential. In terms of the layout and details it is considered that these are appropriate for the site.

Care has been taken to ensure that the scale of the extension is subservient to the host building. In terms of appearance it is considered that the proposal will not give rise to harm in terms of issues of appearance. The landscaping of the site will remain as existing ie private garden. Access details to the building are shown on the submitted plan.

6.0 CONCLUSION

This small scale development will not have any significant social or economic impact.