

2025-02-06: DESIGN AND ACCESS STATEMENT

In respect of a planning application for the
erection of a detached 3-storey dwelling at:

102a Hawshaw Lane, Hoyland,
Barnsley. S74 0HH

CONTENTS

1.0	Introduction	3
2.0	Design	4
3.0	The Proposal	4
4.0	Planning History	4

1.0 Introduction

- 1.1 This statement is prepared in support of a full planning application for the erection of a detached dwelling on land at 102a Hawshaw Lane, Hoyland
- 1.2 The extract below shows the location of the site relative to nearby development.

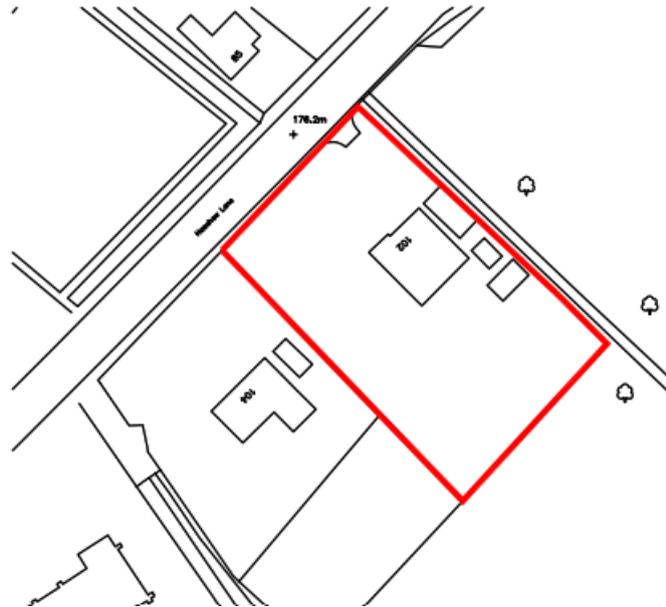


Image 1: Location Plan

- 1.3 Alongside this statement, the application is supported by plans / information listed below:
- 2025-02-01: Proposed GAs
 - 2025-02-02: Existing and Proposed Site Plan
 - 2025-02-03: Proposed Garage GAs
 - 2025-02-04: Location Plan
 - 2025-02-05: Planning Statement

2.0 Design

- 2.1 The proposal is a detached dwelling lying on an infill plot onto a main road. It is set within a residential context and well within the defined settlement of the town of Hoyland.
- 2.2 The property is of two-storey scale, with a further floor within the roof space, as is the general scale of properties local to the site. Properties here are primarily set away from the road with frontage parking in an area of mixed character where properties are of similar scale and material
- 2.3 The adjacent properties have an aligned frontage, and the new building aligns with this.
- 2.4 The site is unconstrained by any landscape designations nor is it within a Conservation Area.

3.0 The Proposal

- 3.1 Planning permission is sought for the erection of a detached three-storey dwelling, with detached garage at the rear and subservient to the house.
- 3.2 The proposed dwelling is set between two existing properties. To that end, the proposal has been designed to respect the hierarchy of buildings and to fit comfortably with the pattern of development also by reflecting the prevailing character of the street, and the building line of the street.
- 3.3 A mixed, multi brickwork is proposed for the facades of the dwelling, with a dark grey roof over, with cast stone features. The materials thereby reflect those that are prominent in the road.
- 3.4 Two parking spaces are proposed to the front of the property, with private garden space formed to the rear, a minimum of 50m.sq as recommended in the aforementioned SPG.
- 3.5 Internally, the ground-floor accommodation provides for a lounge, kitchen/diner, study, utility, integral garage and WC. At first-floor level, three bedrooms are proposed with a family bathroom and walk in wardrobe. At second-floor level, there is the fourth bedroom and en-suite

4.0 Planning History

- 4.1 A review of the Council's planning website identifies no planning history on the site, although the adjacent house has permission for a new lean-to roof, which was approved and implemented some years ago.