

SUPPORTING STATEMENT FOR

THE FOLD
HIGH STREET
BILLINGLEY
BARNDSLEY
S72-0HY.

THE PROPOSAL :- TO extend the property to the rear with a two storey extension.

THE SITE :- is situated to the northern end of Billingley village on the western side of High Street.

Billingley village is part of BMBC's conservation area.

SURROUNDINGS :- the village has grown in size over many years, obviously around the farming community.

properties within the village have been constructed of various designs, footprints, ridge heights & facing materials.

Many properties have been altered & extended from their original form.

Some parts of the village have been increased in volume with modern dwellings & barn conversions. Throughout the length & breadth of the village detached, semi-detached & terraced properties are apparent. Working farmsteads are still in existence within the village & the village is enveloped totally by green belt / farming fields.

THE PROPERTY :- is a detached cottage of two storey form constructed of natural coursed stone with raised pointing, blue slate roof tiles & upvc frames.

The cottage is small & its design is restricted for family amenities/usage.

The cottage is not a listed building & holds no historical importance within the village.

There are no public rights of way within or adjacent to the site.

DESIGN :-
(EXTENSION)

Is of a traditional style providing additional kitchen/living areas at ground floor level + two bedrooms at first floor level allowing for up to date modern living standards to be applied.

proposed facing materials would consist of :-

- a) reclaimed coursed stone laid with raised pointing.
- b) a 35° roof pitch would allow for matching blue slate
- c) matching upvc frames would be used.

A mock external chimney stack would be constructed on the exposed gable end in matching stone, or, as been seen on older stone properties of this type in smooth red brickwork (to the local planning officers satisfaction)

PLANNING POLICY CONTEXT: -

the proposal has been formulated taking into account the relevant advice in PP1 & PP3.

PP1 = states that any proposal should be of good design to ensure attractive, usable places. Good design should contribute positively to make places better for people.
para's 14, 15 & 16 also plan for sustainable development.

PP3 = (housing) from this advice it can be seen that the property & the site makes the proposal suitable to provide effective usage throughout.
the site is easily accessible & well connected close to all facilities through the well maintained highway network.

SPECIFICS:- the proposal would not have any adverse effects on:-

- a) access for refuse collection
- " " emergency services
- " " postal + delivery services

GENERAL:- private parking within the site is adequate to take additional vehicles on the surfaced hardstanding

EVALUATION:- every effort has been taken to ensure that the extension would blend into the site & the village street scene by careful choice of proportions & facing materials.

ASSESSMENT/CONCLUSION:-

the site is within an existing village residential area, the proposal is therefore considered appropriate in principle.

The orientation of the proposal in relation to the other dwellings would not form any overshadowing and would not adversely impact on the village in general.