

3rd September 2010

**New Detached Garage & Conversion of in Built Garage to Games Room
116 Haigh Lane, Hoylandswaine. S36 7JQ**

Design & Access Statement

The Site and History

The site is just outside the village of Hoylandswaine, accessed off Haigh lane. It is within the green belt with trees to the east, fields to the north and south and Haigh Lane to the West. Hoylandswaine Primary School can be seen across Haigh lane and there is a detached brick built property adjacent the site. Two modern agricultural barns are located in an adjoining field; these have a current planning approval for conversion to a timber frame manufacturing business.

116 Haigh Lane is owned by Mr Bill Starling; the house was converted and extended from a timber framed and clad bungalow approximately 15 years ago into a 1 1/2 storey, 3 bedroom stone clad house with built under garage. The property has substantial landscaped grounds of approximately 3 hectares; the applicant also owns adjoining fields.

Proposal

The applicant proposes to convert the existing built under garage into a games room; this would involve converting the garage door to the front and arched timber clad window to the rear into stone mullioned timber framed windows, the walling stone below cill would be carefully matched & keyed into the existing stone.

A new double detached garage is proposed located to the West of the house; this is located so as to be accessed from the current drive and so as not to affect the neighbouring property. There is a 2m high stone wall to the rear of the proposed garage location which will obscure the garage directly from Haigh lane although the garage will be visible on the approach to Hoylandswaine.



The garage roof may just be seen over the existing stone wall



View from Haigh lane with garage montage

As the garage is in the green belt and visible from a public Road a building of high quality is proposed, using coursed local sand stone that will match the existing house along with ashlar stone quoins to the front corners and ashlar stone headers over the garage opening. A high quality artificial stone slate roof, with stained timber fascias and black gutters is proposed, this will sit the building comfortably in its surroundings as can be seen from the image above.

The garage uses a hipped roof to the rear (west elevation) to reduce the impact of the building from Haigh Lane, while the front (East elevation) uses a traditional gable with date stone and pointed verge.



View of a similar garage in the Hoylandswaine conservation area.

A double garage with planning and conservation area approval has recently been completed nearby on Barnsley Road in the Hoylandswaine conservation area and on the edge of the green belt in a very prominent location; the garage is positioned on the back edge of pavement on the main road into Hoylandswaine and uses similar materials to the proposal.

Amount

Original timber framed bungalow	123sqm
Original outbuildings	35sqm
<u>Total</u>	<u>158sqm</u>

BMBC guidance for extensions to dwellings in the green belt is that any extensions should not exceed 100% of the original area of the building.

This would therefore give an available floor area of $158 \times 2 = \underline{316\text{sqm}}$

Converted and extended house	244sqm
New detached garage	35sqm
<u>Total</u>	<u>279sqm</u>

Therefore the proposal is within the allowable amount for extensions in the green belt

Access

Vehicular and pedestrian access is not altered in the proposal; a double garage replaces a single garage so increasing parking provision, there is also substantial space for further parking on site.

The new garage roof will be drained to an existing soakaway in the gardens of the property.