October 2022

Design & Access & Heritage Statement

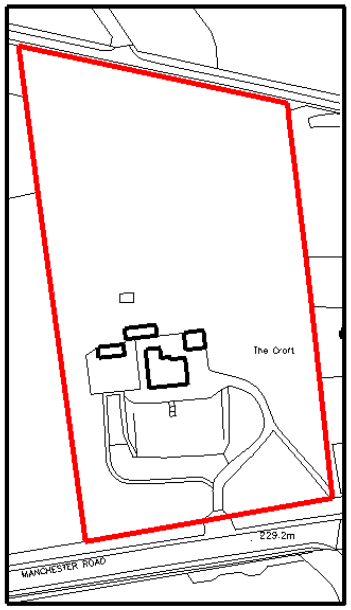
Householder Application for a Garage and Annexe building, The Croft, Manchester Road, Thurlstone, Sheffield. S36 9PS





The site & Surroundings

The property is located on the outskirts of the village of Thurlstone which is noted for its stone built properties. Thurlstone has good links to Manchester and Sheffield and facilities such as primary school, Public houses and bakery, the nearby town of Penistone has further facilities including a Tesco and schools. The property is accessed off Manchester Road a major link road between Sheffield and Manchester.



Location Plan



Rear elevation

The site contains a two storey stone built dwelling standing in substantial grounds (15,000sqm), elevated above Manchester Road but well screened with trees from the road; the property is accessed via a winding drive with substantial tree cover. The building is around 80 years old, utilising a local ashlar stone and detailing to the front elevation and a tooled stone to all other elevations. The property has a pitched and hipped natural slate roof and prominent stone chimneys, windows and doors are white PVC double glazed. There is a single storey infill extension to the north east elevation and a large detached flat roof garage to the north east along with further stone built outbuildings set into the banking to the north.

There are terraced lawns to the front (south) of the property with a band of trees to the roadside, a mature woodland to the rear (north) of the property on the hillside rising to High Bank Lane above, an area of fruit bushes to the east and a vegetable garden and greenhouse to the west.

The property is within the urban fabric of Thurlstone but outside the conservation area, a strip of green belt farmland lies to the west separating the villages of Thurlstone and Millhouse Green, the building is not listed, the site is covered by a blanket Tree Preservation Order.



West elevation from drive



Rear and side with later extension



Rear elevation and outbuildings with garage



Front Elevation



Drive



Fruit bushes to the east



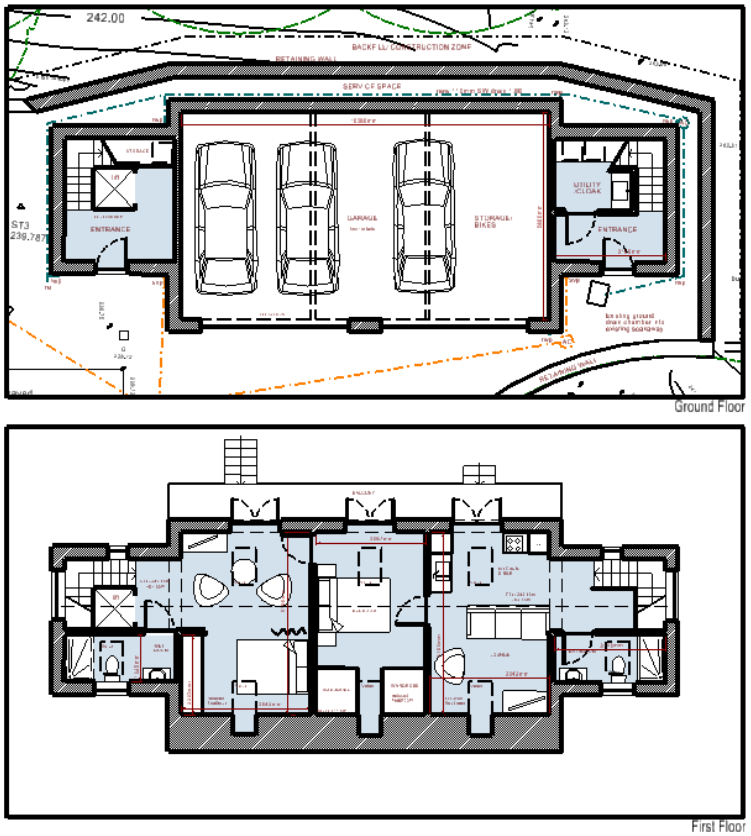
Vegetable gardens to the west



Garage and woodland to the rear

The Proposed Use

It is proposed to construct a garage and annexe accommodation within the grounds of the property, the building will replace an existing detached flat roof double garage (6x7m) which sits to the north east of the dwelling. As well as replacing the existing garage the raised roof of the proposed building will house accommodation for the applicant's brother in law Mike who suffers from Myotonic Dystrophy. This causes progressive muscle wasting and as a result of this his mobility is severely restricted. He is unable to take care of himself, he can't wash himself, or eat alone due to the risk of choking. Mike is cared for full time by his dad, the applicant's father in-law, hence two small linked units are provided with separate entrances so that Chris can maintain some independence and separation. With Chris & Mike located in the annexe, assistance can be provided by the whole family so that the care is not placed solely on Chris as the principal carer. Chris is nearly 68 and has recently had health issues of his own, along with losing his wife. Housing Mike with his family will benefit Mike's health and wellbeing (as opposed to the strain of being housed in an isolated home with NHS care) and will clearly reduce demand on local authority and NHS services.



Proposed Garage and Annexe plan

Layout, Scale, Massing and Appearance



The Annexe is designed to nestle into its landscape, carved into the hillside; the upper floor designed partially in the roof to reduce the scale and remain subservient to the main dwelling, being also set to the side and rear. It is positioned to utilise the footprint of the existing garage but also to avoid impact on any trees which surround the site (see the included tree report). The roof has an offset pitch to retain a low eaves to the front (3.5m) and being built into the banking the eaves to the rear in relation to the existing ground level is just 2.3m. Although it may be argued that a 3.5m eaves is in excess of the SPD recommended 2.5m for a garage, the site and existing house are of a scale in excess of the normal (6.5m house eaves) so it is justified in this instance.

The materials will be in a coursed local sandstone a good match with the existing house (side and rear walls), the roof in a natural slate, the black windows and doors and gutters will blend and not draw the eye away from the main house.

The position of the building in a natural clearing and placing the accommodation above the garage improves natural light to the accommodation.

The book ends to the sides of the building allow the sloping site to wrap around the building and provide access into the accommodation with a platform lift and rear balcony resolving disabled access to and between the accommodations.

Areas:

Site area 15,000sqm
Existing house footprint 168sqm
Existing house floor area (ground and first internal) 264sqm
Existing Garage footprint 42sqm

Proposed annexe footprint 98sqm
Proposed annexe floor area (ground and first internal) 150sqm



Planning Policy

The Barnsley Supplementary Planning Document – House Extensions, has been consulted for the proposal.

SPD states that 'Detached garages should relate sympathetically to the main dwelling in style, proportion and external finishes'. The proposal does this with the use of matching stone walls and natural slate roof, a well-proportioned building that remains lower and subservient to the main dwelling and by being sited to the side and rear of the property ensures the main dwelling remains the dominant form on site.

The SPD also states that 'Detached garages should be single storey structures and the eaves height not exceed 2.5m and should not include dormer windows but where the privacy of neighbours is not affected the roof space can be utilised for accommodation with roof lights. The SPD does suggest that the roof space may not be used as an annexe/granny annexe which the proposal clearly deviates from but it is thought this refers both to the issues with disabled access to roof spaces and also the potential for creating overlooking issues; the access issue has been resolved with a proposed platform lift and overlooking issues are not and will not (due to woodland and distances to boundaries) become a concern, so it is felt special circumstances exist in deviation from the SPD; the alternative of a separate single storey garage and separate single storey annexe would have a greater impact on the site and greater construction costs.

SPD states 'an annexe building may be permitted in a rear garden where it would not occupy a disproportionate amount of garden would not have its own access or garden area'. The site measures 14,960sqm so the proposal clearly does not occupy a disproportionate amount of garden, also given that half the footprint is already utilised by a detached garage. The annexe will not have its own access (vehicular) or garden; the annexe will have a close physical relationship with the main dwelling.
The SPD states that an annexe should have only 1 bedroom and 3 rooms in total, in this regard the annexe will deviate from the SPD but very special circumstances exist as discussed in the proposed use, the annexe is accommodation for the applicants disabled brother in law and his father/ principal carer, I am sure all can agree that the carer should have their own bedroom and be able to maintain some independence with a separate living space, 3 habitable rooms are provided in total, 1 studio/ bedroom, 1 bedroom and 1 kitchen/ living space, a justifiable deviation from the SPD. Great care has been taken to create a building that is of an appropriate scale for the site, a previous option is shown below.

The annexe has been carefully positioned and designed so as not to damage any trees by carefully avoiding the tree root protection areas detailed by the arboricultural consultant, including allowing a construction zone for the rear retaining wall. All methodology detailed in the mitigation strategy will be carefully followed during construction works and future use.

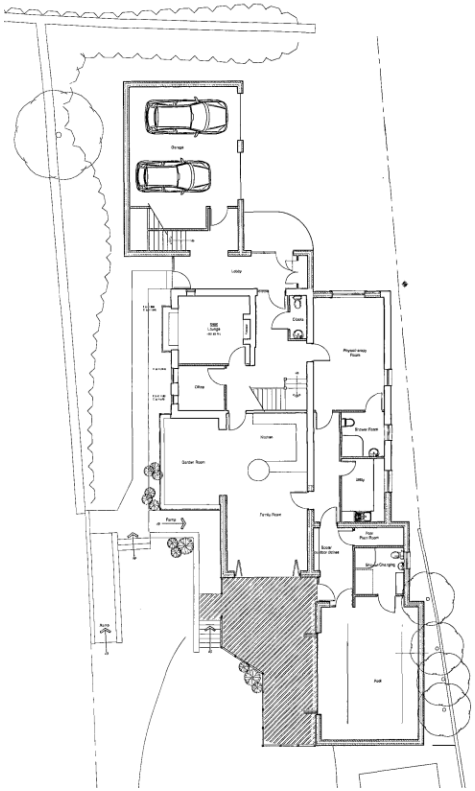
The applicant will accept a planning condition permanently tying the use of the annexe to the dwelling.

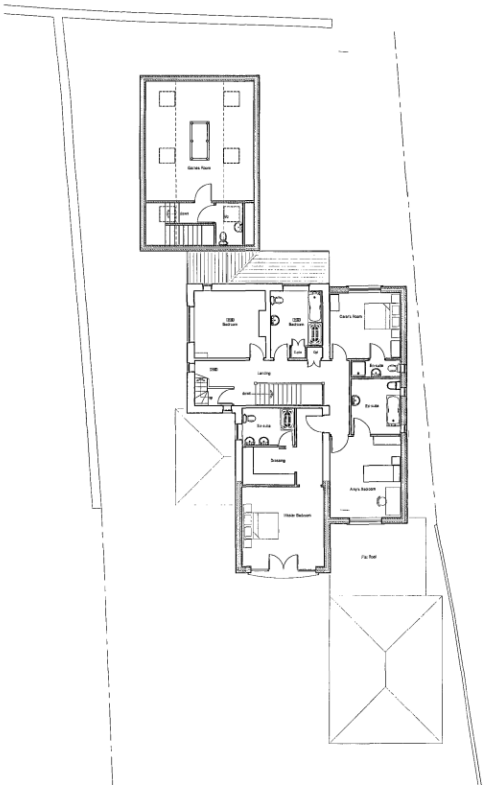


Earlier design

Local Precedent

2009/0742 - Front, rear and side extensions to detached property Thurlstone Road, Penistone, extensive works to the property including a storey and half front garage with accommodation above. A large front extension of this size would be against planning policy but it is believed exception has been given as the facilities were required for their disabled daughter.





Conclusion

We have shown that very special circumstances exist for the use, scale and layout of the development both in terms of the facility to care for a family member and the benefits that can bring both for the individuals and for the community.

We have shown that the unique nature of the existing house and grounds can easily accommodate the garage and annexe with no impact on surrounding properties and without having any negative impact on the existing house, grounds or TPO trees.

Contact

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary & traditional homes.



New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.





New Dwelling, Penistone

A ground-breaking building of local stone and cedar, totally unique while blending into its landscape




New Dwelling, South Ferriby

A contemporary house overlooking the Humber in South Ferriby which is inspired by the nearby brick and corrugated metal farm buildings. It addresses the client's current and anticipated restricted mobility. Winner of the LABC best new dwelling award (S Yorkshire & Humber)




New Earth Sheltered Dwellings in the Green Belt, Penistone

Two contemporary new homes now constructed in South Yorkshire, gained planning permission under PPS7 green belt policy for their exceptional design.