

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED TWO PURPOSE- BUILT COTTAGES WITH DISABILITY ACCOMMODATION
AT
FLOUCH MEWS , WHAMMS ROAD, HAZELHEAD, NR. PENISTONE,
SOUTH YORKSHIRE S36 4HH

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LOCATION.

The Flouch Mews development is situated in the hamlet of Hazelhead on the edge of the Peak District within easy reach of Penistone, Barnsley, Stocksbridge and Holmfirth, five houses, built to high specification have been sold and just two building plots remain. There are dry stone walls on the Whamms Road and Manchester Road (East) boundaries and timber fences with hedges on the northern and eastern boundaries. These form the historic site boundaries of The Flouch Inn which was constructed during the 1930's and 1940's, together with extensive paved motor vehicle parking areas and gardens.

PLANNING APPLICATIONS.

1. Detail Planning Application no. 2011/0223 for five houses granted on the 12th April 2011*
2. Detail Planning Application no. 2012/0265 for five houses granted on the 30th May 2012.
3. Detail Planning Application no. 2017/0989 to vary the above Approval no. 2012/0265.
4. Outline Planning Application no. 2017/1366 for three houses Refused on 4th May 2018

The Appeal against this decision was also refused.

5. Detail Planning Application no. 2019/0493 for three houses Refused on the 8th July 2019 *

(Note: We submitted the planning applications on behalf of our client marked *)

The reasons for the Council's decision to refuse our planning application No.2019/1336 are as follows:-

1. "The site lies within the Green Belt on the approved Barnsley Unitary Development Plan, wherein it is the Policy of the Local Planning Authority not to permit new development except in very special circumstances ,for purposes other than those set out in the NPPF. Local Plan Policy GB1 states that the Green Belt will be protected from inappropriate development in accordance with national policy. In the opinion of the LPA the proposed residential development constitutes inappropriate development contrary to policy and

prejudicial to the character and openness of the Green Belt. Furthermore, there are considered to be no very special circumstances to justify the granting of planning permission in this instance”.

We have studied the above Refusal and our comments are as follows:-

1. We accept that the site lies within the Green Belt, but it is not part of the Green Belt, because it is “land that had previously developed” and according to the definition in the National Planning Policy Framework (NPPF) it is Brownfield Land.
2. The land adjacent to the site to the north and east and beyond its’ historic boundary walls and fences is the agricultural land which according to the definition in the National Planning Policy Framework (NPPF), is the Green Belt,” the designated area of land used to prevent the spread urban sprawl by keeping the land permanently open”. Land adjacent to the south and west boundaries are part of the hamlet of Hazelhead.
3. Whilst we do not agree with Barnsley MC regarding their re-classification of the Green Belt within this Brownfield Land, we are supportive of maintaining appropriate design and external building materials for properties in close proximity to the Green Belt.
4. The last paragraph of the Refusal states “Furthermore, there are considered to be no special circumstances to justify the granting of planning permission in this instance”

We hope to show that the two cottages with Disability Accommodation will provide the “special circumstances” to justify the granting of planning permission for this planning application, in which we have reduced the number of dwellings from one pair of semi-detached houses and one detached house, as shown in our previous Planning Application No. 2019/0493 to two detached cottages with disability accommodation.. These will provide reduced roof heights of 1.30 metres compared with the previous houses, external stone walls and roof slates similar to the existing dwelling will be used.

STATEMENT IN SUPPORT OF THE PLANNING APPLICATION.

There is a proven need for dwellings with disability specification accommodation for persons with these requirements and we have been granted a Registered Design by the Intellectual Property Office, which we have incorporated into the design of the cottages for this development.

The disability accommodation will be of benefit to all persons who, for whatever reason, require limited or continual medical care that can be provided within the family home.

The high cost of Residential Care Homes is not affordable to many families and the money is better used by providing care in their own home by family members if possible or with the assistance of trained medical staff.

Converting a standard dwelling to disability specification can be very expensive and in many cases impossible to achieve because of the room sizes required and in some cases the lack of a secure garden.

The proposed cottages will provide the opportunity to families to lead normal lives together in affordable and safe surroundings and the owners will be able to have the cottages finished to meet their own requirements during construction.

We have been appointed as Sales Agents by our client to enable us to agree the exact specification of the cottages with prospective purchasers, once planning permission has been granted. The cottages will be constructed when Contracts of Sale have been exchanged.

We trust that you will accept the building of these two cottages as "special circumstances to justify the granting of planning permission in this instance" and we sincerely hope that the Barnsley MBC Planning Team and Planning Committee will support this planning application and recommend it for approval.