
Design & Access Statement to accompany application for extension to existing dwelling at 103 High Street, Penistone, Sheffield, S36 6BR.

Introduction

This statement has been prepared on behalf of Mr & Mrs Moorhead and will accompany a Householder Planning Application in a conservation area (PP-12880125) for the extension of their existing property at 103 High Street, Penistone involving the demolition of a two storey previous extension and erection of a three storey extension to the rear of the property. This statement has been written in accordance with CABE's guidance, "Design and access statements How to write, read and use them".

Context

Penistone is located in the Metropolitan Borough of Barnsley, approximate 10km to the south-west of Barnsley. It is situated approximately 17km south-east of Huddersfield and 19km north-west of Sheffield. The area of Penistone is a civil parish of approximately 2,262 hectares (22.62km²) and includes the town of Penistone, as well as the villages of Cubley, Springvale, Thurlstone, Millhouse Green and Hoylandswaine. The population of Penistone civil parish was approximately 11,000 at the last census in 2011.

The site is situated within the existing town boundary of Penistone, a principal market town. The site is approximately 0.1 miles from the centre of Penistone as measured from the Post Office on Market Street.

The site is surrounded by existing residential properties to all sides. These are all of similar period and of two storey construction.

The site is served by several local bus links no.s 21, 21a, 25, 26 these link to other local and national rail and bus services from Penistone, Chapeltown, Stocksbridge & Barnsley.



Aerial view of site

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing driveway parking and the detached double garage will be unaffected by the proposals. The existing pedestrian gate from High Street and vehicle gate from Green Road will be retained.



Access points, pedestrian only to left and pedestrian and vehicle to right.

Amount

The scheme seeks to create the following additions to the property;

The redlined site measures 923.4m² / 0.0923 Ha.

The existing dwelling measures 239.7m² GIA / 361.9m³ GEA

The extended dwelling measures 312.5² GIA / 463.8m³ GEA

Planning History & Relevant Policy

The dwelling has no recent recorded planning history to refer to.

Local Planning Policy

The statutory development plan consists of the Barnsley Local Plan, dated Jan 2019.

The site is currently used as a domestic dwelling with associate garden amenity space, sat within the defined urban fabric and Penistone's Conservation Area.

Policy SD1 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy GD1 Proposals for development will be approved if amongst other things:

- there is no significant effect on the living conditions and residential amenity of existing and future residents;
- the development is compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land;
- adequate access and internal road layouts are provided;
- appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- existing trees are considered in the layout of development.

Policy D1 Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways;
- and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Policy HE1- The Historic Environment, will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by:

- By supporting proposals that would preserve or enhance the character or appearance of a conservation area.

Neighbourhood Plan

The site is also covered by Penistone Neighbourhood Plan, but is otherwise unidentified within it.

National Planning Policy

The revised National Planning Policy Framework (“NPPF”) was published in July 2018, alongside updated supporting Planning Practice Guidance. A revision to the Framework was published on the 20th of July 2021.

Paragraph 126 advises that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities.

Paragraph 130 advises that planning policies and decisions should aim to ensure that developments;

- are visually attractive as a result of good architecture and appropriate landscaping;
- sympathetic to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation or change; and
- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.



Layout

The site currently holds a substantial end terrace property thought to be a “master’s house”. This is probably linked to the former sawmill across the Green Road/High Street road junction and facing the South elevation of the property. As such the property is grand in proportions & stature and benefits from an abnormally large side/rear garden when compared to other surrounding properties. The saw mill has been previously redeveloped into a mix of 2 & 3 storey modern housing, now Sawmill Court.



Three and four storey properties of Saw Mill Court as view from application site currently.

The proposals seek to extend the dwelling to the side/rear, which will predominantly cover the existing extension’s footprint. The existing extension will be demolished to accommodate the proposals.

The proposed extension over three storeys seeks to compliment the existing property frontage onto Green Road, whilst addressing the clear and existing change in levels across the site and around the junction of High Street & Green Road.

The proposals will remain overlooking the property’s own front, side and rear garden amenity space. The addition of windows into the existing North facade is for benefit of natural light & ventilation alone with the glazing being obscured to maintain privacy of the yards to the rear of No.101 and further along.

The existing side/rear garden will be relandscaped by the owners to suit the proposed scheme.

Scale

The existing property is a three-storey dwelling above ground with a historic loft conversion and an existing part basement storey. The property has a large footprint and plot, with scale more commonly associated with a detached property than an end terrace/semi-detached. Accordingly the existing property has a much higher ridge height than its neighbouring properties, at approx. 9.0m as measured from the existing ground floor level. Please note this significantly higher when measured from the lower level of the site and viewed from the East elevation.

The extension proposed seeks to match the ridge & floor to floor heights, as well as bridging across the existing level change on the site as the previous extension did also. The existing level change is currently formed by a retaining wall structure but no changes are proposed to this or the relative upper and lower levels of the site. This existing level change allows a lower ground garage & utility level to be formed and provide a more convenient access point to the property for the applicants from the principal existing pedestrian & vehicle access.

Referring to the provided pre-application advice provided by Robert Payne, the window size, layout and proportions on the principal road facing elevations onto High Street & Green Road have been amended to replicate the existing property's features but in more modern methods. Thereby the scale and proportions featured in the conservation area are maintained. In juxtaposition, the windows to the side and some of the rear of the property, not visible from the highway or wider conservation area, are of a more modern style & proportions, maximising views over the applicants private garden space.

The proposals seek to extend the property by approximately 30%, this is to meet the requirements of the applicant's growing family, as well as to accommodate the change to their previous working pattern, working in an office, to working from home.

Appearance

The proposed development has been designed to be simple and in-keeping in appearance as illustrated in the accompanying drawing package. The extension will be smaller in size than the original dwelling in both width and depth, with a matching gable pitched roof not exceeding the existing ridge height of the original property.

The dwellings will be of traditional construction, one leaf of inner blockwork with an outer leaf of natural stonework and pitched roofs. Windows will be a combination of uPVC & aluminium windows with no fenestration pattern but with stone head, cills and mullions, as typical of the area (refer to Sawmill Court opposite). The highway facing windows have been sized to replicate the existing size and proportions of the existing facades and those not visible from the highway & conservation area sized to provide maximum views out and light penetration into the house and also to provide greater surveillance to the surrounding area.

A sample of the materials under consideration is as follows over leaf.



<p>Natural Stone coursed, random length, pitched face.</p> <p>Colour – Buff</p>	 A close-up photograph of a wall made of buff-colored natural stone. The stones are arranged in horizontal courses with a random length and a pitched face, creating a textured, rustic appearance.
<p>Natural Stone Head, Cills & Mullions.</p> <p>Colour - Buff</p>	 A close-up photograph of a buff-colored natural stone surface, likely used for window heads, cills, and mullions. The stone has a smooth, slightly curved texture.
<p>Natural roof slates</p> <p>Colour - Grey</p>	 A close-up photograph of a roof made of grey natural slates. The slates are arranged in a regular, overlapping pattern, creating a textured, layered appearance.
<p>Windows & Doors – Mixed uPVC & Aluminium White</p>	 A photograph showing two white-framed windows and doors. On the left is a tall, narrow window with a white frame. On the right is a door with a white frame and a silver handle. Both are set against a plain white background.
<p>Fascias – Painted Timber</p>	 A photograph of a white-painted timber fascia board. The board is part of a gable roof structure, with a decorative arched window below it. The timber is painted a clean, bright white.

Landscaping

The wider landscaping will be broadly unchanged by the proposals with only changes to the immediate area around the proposed extension. These will be recreated in matching materials to the existing hard landscaping surfaces, natural flagged stone paving and concrete block pavements, being recycled where possible.

Conclusion

This D&A Statement has been prepared in support of a full planning application with conservation area consent for the erection of a three storey extension of the existing dwelling.

This statement provides background information regarding the site context and seeks to demonstrate that the scheme has been developed in accordance with the NPPF, the Barnsley Local Plan 2019, Penistone Development Plan 2019-33 and Supplementary Planning Document: House Extensions and Other Domestic Alterations.

Overall, it is demonstrated that the site can be developed to provide an appropriate, sustainable extension of an existing residential dwelling in line with Policy D1, supported by existing infrastructure and delivering a net gain to the locality.

The layout, scale, appearance, amenity and landscaping of the proposed development have been carefully considered and takes into account the site's location, surrounding context, physical constraints and surrounding properties to achieve a traditional, attractive and in-keeping form of development.