

44 Fields End
Oxspring
Sheffield
S36 8WH

Design & Access Statement

Householder Application

Contents

1. Context:

- 1.1 The Location
- 1.2 The Site
- 1.3 Planning Policy
- 1.4 Consultation

2. Design:

- 2.1 Use
- 2.2 Amount
- 2.3 Layout
- 2.4 Scale
- 2.5 Appearance

3. Access

4.0 Appendix

- 4.1 designSpace Selected Works

5. Contact

Context: The Location

The application site is located on Fields End Road, Oxspring, a village in the Barnsley district, approximately 3 miles from the market town of Penistone. The population of Oxspring is around 1,000 people, it has a primary school, post office and village hall, the oldest buildings date back to the 1960's. The site is on a relatively modern estate of large stone built houses, developed in the late 1990's, it is accessed from Tollbar close, the estate is bordered by dry stone walls with green belt farmland beyond.



Aerial view of the surrounding area



Selection of buildings near the site

Context: The site and Planning History

The property sits at the lowest end of Fields End Road and is bordered on two sides by dry stone wall with green belt farmland beyond. Similar two storey detached houses neighbour the property directly to the West and facing the property 22m to the North.

The house is a four bedroom property over two storeys of coursed sandstone walls with grey concrete tiled roof, white PVCu, fascia's, doors and windows and black gutters/ pipes. The property has a double detached stone garage with hipped roof, driveway to the front with approximately a 1.5m level change from roadside to the front door and substantial garden to the rear.

The house is as originally built and has had no extensions or planning applications to date.



Front elevation



Rear elevation



Side elevation



Rear garden



Relationship to neighbour



The facing property



View towards the property

Context: Planning policy

The proposal is within the curtilage of Oxspring village, under the jurisdiction of Barnsley Metropolitan Borough Council.

The proposal is in a residential area, it is not a conservation area or area of special interest,.

The proposal borders green belt, farmland.

The rear single storey extension is classed as permitted development as it does not exceed height and depth limits

The rear dormers and loft conversion, given the increased floor area is not greater than 50sqm is classed as permitted development

The dormers to the roadside elevation require planning permission

National Planning Policy states that proposals to extend dwellings should be of a scale and design which harmonises with the existing building.

Not adversely affect the amenity of neighbouring properties.

Maintain the character of the street scene.

BMBC Supplementary planning guidance document 5 - Dormers & Rooflights, expands on the advice given in national planning policy

Pitched roof dormers are generally considered more appropriate.

Dormers should not be built off external walls

Unless the street is characterised by dormers on the frontage or these are features of the area/ street/ terrace, dormers should be located on rear or secondary elevations.

The dormers should not rise above the ridge

Dormers and rooflights should be set back from the eaves

They should be at least 0.5m away from party walls

Reflect the pattern of existing glazing

The size and appearance of the dormers should not adversely affect the appearance of the building

Roofing materials for pitched roof dormers should reflect the roofing material

The cheeks of the dormer should be the same colour as the roofing material

Context: Consultation

A pre application enquiry was made which included all the development as described plus raising the roof level of the garage to form an office area with stair and balcony to the rear and front dormer.

Planning officer Mr Graham Northern was concerned over the increased size of the garage in relation to its neighbour, particularly of how this affected the view down Fields End Road. Consequently the garage alterations have been removed from the scheme.

The planning officer also raised concerns over the style and scale of the dormers to the front elevation, the scale appearance and materials of these dormers have been addressed and the applicant now believes the dormers are in accordance with planning policy including the supplementary planning guidance note 5 provided by BMBC on the design of dormers, as will be shown in the following pages.

Both neighbours have been consulted on the proposal and are in favour of the application.



The garage extension that was removed from the application

Design: Use

The house is the residence of Mr & Mrs Roebuck and family who require additional living space for their growing family and do not wish to move from a home and location they are happy in.



Design: Amount

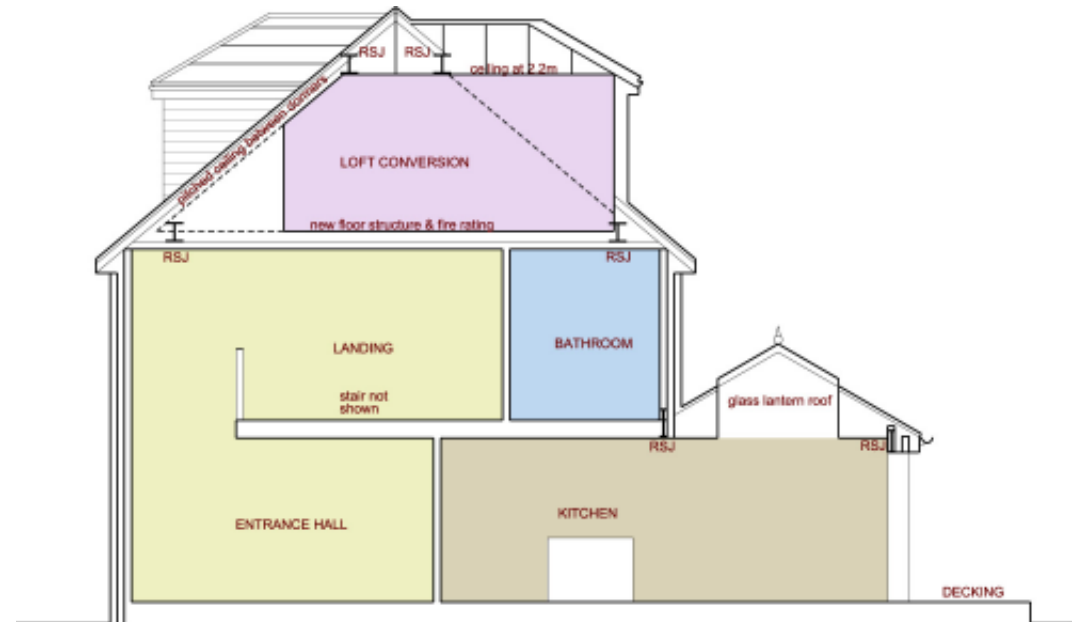
The existing house is a four bedroom detached property of 164sqm internal floor area.

The proposed extensions and loft conversions would increase the property by two additional habitable room and small shower room, although alterations to the first floor landing area will remove a smaller bedroom, giving a total area of 220sqm.

The existing roof has a 40' pitch which will give sufficient ceiling height for a loft conversion.

In accordance with BMBC supplementary planning guidance the loft conversion measures less than 50sqm, the dormers will be below the existing ridge line and set in from either end of the existing roof 0.75m, they will be set back from the eaves by 1m so as not to interrupt the roof line.

The single storey kitchen extension measures 19sqm and replaces an existing room measuring 6sqm, it accords with permitted development in that it does not exceed 50% of the total area of land around the original house.



Section Showing Increase in Amount

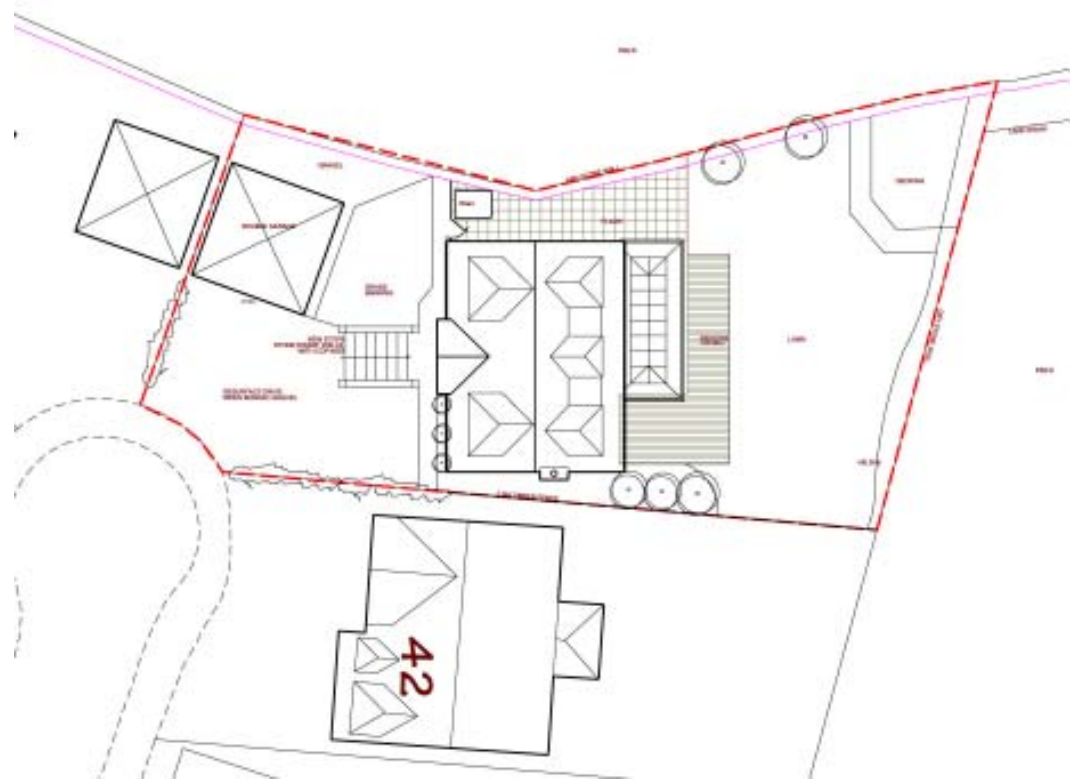
Design: Layout

The Additional space created by the dormers will allow rearrangement of the top floor to create a bedroom and lounge space and small shower room.

The proposal will not create any overlooking or privacy issues, facing properties are over 21m from the proposed new windows. The windows do not overlook neighbouring gardens to any greater degree than existing first floor windows.

The proposal will not cause any overshadowing of neighbouring properties.

The single storey rear extension accords with permitted development in that it is a rear extension and does not exceed height, depth and boundary limits set down in permitted development rights.



Proposed Site Layout

Design: Scale

When judging the scale of the dormers it should be taken into account that the property is set back from other buildings on the street, making the property much less prominent as can be seen from the montage opposite.

Although all the properties on Field End Road have in common stone walls, grey concrete slate roofs, with white PVCu fascias, windows and doors there is actually a lot of variety in terms of form and a scale. Building heights vary from one to three storey stories, properties have detached garages and built under garages, there are properties with and without dormers, curved dormers, hipped dormers and dormers built off external walls, a few examples are shown opposite.

The proposals dormers to the roadside elevation copy their neighbours in form having pitched and hipped roofs.

The windows in the dormers match those of the main house in proportion and align with the windows of the main house below all in accordance with principals laid down in BMBC planning guidance note 5.



View of the Proposal from Fields End Road



Design: Appearance

Materials on Fields End Road are consistent, all houses have matching coursed stone walls, grey concrete slate roofs with white PVCu fascia's, windows and doors.

A first floor bedroom is removed to allow for a two storey entrance hall, the first floor window to this area is increased in size to create a feature window for the entrance hall

The proposed rear extension will match the materials of the main house; coursed stone walls, grey concrete roof tiles, white PVCu, fascia's, doors and windows, the roof lantern will be white PVCu.

The front dormers will copy their neighbour's dormers and several others on the street with white horizontal cladding boards to the front and sides, white PVCu fascia's and windows and black gutters.

Approximately 40% of properties on Field End Road have at least one dormer on the roadside elevation (see photos opposite) the proposed dormers will match the form and materials of their neighbours so in that they will '**maintain the character of the street scene**'.



Selection of dormers on Fields End Road



Montage of the proposal in context

Access:

No access issues are envisaged for this application.

Conclusion:

It has been clearly shown that the single storey rear extension and the rear dormers and loft conversion would fall within permitted development rights.

It has also been shown that the dormers to the front elevation are in accordance with national planning policy

Approximately 40% of properties on Fields End Road have at least one dormer in the roofline, the proposed dormers will match the form and materials of their neighbours so in that they will **'maintain the character of the street scene'**.

The dormers are set below the existing ridge line, 1m back from the eaves and 0.75m from either end of the building, they maintain a low pitched and hipped roofline and the windows align with the windows of the original house below, they use materials matching other dormers on the street and so they **'are of a scale and design which harmonises with the existing'**.

Proposed habitable windows are over 21m from neighbouring properties and the height and massing of the proposal will not **'affect the amenity of neighbouring properties'**

Appendix: designSpace portfolio

designSpace are specialists in one off sustainable, contemporary homes, established for three years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

Highfield, Sheffield

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.



Two storey extension to an existing bungalow, Sheffield

On the edge of the river Don Valley, in the Thurlstone conservation area, particularly noted for its weavers cottages. A wooded riverside setting is reflected in the tree house balconies and leaf coloured render, a contemporary solution that was praised by the local planning authority.



Broad Close Farm, Sheffield

A second agricultural dwelling in the green belt, received high praise from the planners for the contextual solution and high quality of the design.



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Notes.
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.

