

Design & Access Statement to accompany application for extension to existing dwelling at 49-51 High Street, Penistone, Sheffield, S36 6BR.

Introduction

This statement has been prepared on behalf of Mr & Mrs Gilbert and will accompany a Full Planning Application in a conservation area (PP-09594899) for the extension of their existing property at 49-51 High Street, Penistone involving the erection of a part single & two 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, 25, 421, these link to other local and national rail and bus services from Penistone, Chapeltown, Stocksbridge & Barnsley.



Aerial view of site

Use

The site is currently used as a residential dwelling and will remain so under these proposals. The site is set back from High Street with existing parking spaces to the front of the property. A driveway accessed off Victoria Street provides access to the rear of the house. The dwelling has a parking court to the front (owing to its previous use as an automotive shop) and a large rear garden area.



Proposed Site Plan

The scheme proposes to extend the existing dwelling to create an enlarged lounge/kitchen/dining space with pantry and playroom at ground floor level; an additional master bedroom suite and relocated family bathroom at the upper level. The scheme also includes the addition of a windows into rooms which currently only have roof windows.

Externally the space will be reconfigured into a more useable family garden and additional secured space created via relocating the existing gates onto the boundary line at Victoria Street.

The existing three bedroomed dwelling will only gain an additional one bedroom in total, due to the nature of the internal arrangements.

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing parking spaces to the front of the property will be retained and the access from Victoria Street will be relocated onto the boundary but retained also.

Amount

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

The redlined site measures 427m² / 0.0427 Ha.

The existing dwelling measures 152m² GIA.

The extended dwelling measures 217m² GIA.

The footprint of the existing dwelling measures 105m² GEA.

The footprint of the extended dwelling measures 136m² GEA.

Planning History & Relevant Policy

The dwelling has previously been granted permission for a similar scale and massing extension under approval 2017/1239.

Barnsley Local Plan 2019 - Policy D1 - High Quality Design and Place Making – The relatively small extension is in keeping with other neighbours dwellings, promotes the longer term use of the property for the owner's family and makes use of high quality, durable materials whilst maintaining the historic characteristics of the local area.

Barnsley Local Plan 2019 - Policy HE1- The Historic Environment – Through the use of high quality materials, such as natural stone walling and the introduction of stone features ie stone heads, cills and mullions, the proposals seek to complement the local vernacular of the existing property and minimising changes to the historic road facing (High Street) elevation.

Layout

The site currently holds what was previously 2 no. terraces, converted to one property historically. The properties benefit from an abnormally larger rear garden compared to surrounding properties which wraps around the plot of No.47 High Street.

The proposals seek to extend the dwelling to the rear into the existing large garden and approximately in line with the historic extension to No.53 High Street.

The rear extension at single storey will be the full width of the existing rear elevation and wrap around onto the North-east elevation slightly, over the existing footprint of the concrete garage/shed. The two-storey element of the extension will only cover approximately 2/3rds of the rear elevation. The extension will project approximately 5.0m max diminishing to 1.95m minimum.

The proposed new rear bedroom will remain overlooking the property's own rear garden amenity space. The addition of windows into the existing bedrooms with only roof windows will also continue to overlook either rear garden space or High Street.

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

Scale

The existing property is a two-storey dwelling with an average terrace property footprint, however it has a lower than average ridge height, approx. 7.5m. Compared to its adjoined neighbour its ridge is approximately 1.0m lower. As a result the upper floor accommodation is partly contained within the pitched roof space.

The extension proposed seeks to match the ridge & floor to floor heights, but raises the eaves height to match its neighbour creating more useable ceiling heights within the extension alone. The window proportions in terms of openings amount and size seek to match the existing front façade as there are notably fewer windows on the existing rear elevation.

The proposals seek to extend the property by approximately 42%, this is to meet the requirements of the client's 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 hipped 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 uPVC windows with no fenestration pattern but with stone head, cills and mullions, as typical of the area (refer to No.44 & 46 High Street opposite). The windows have been sized to provide maximum 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;

<p>Natural Stone coursed, random length.</p> <p>Colour – Buff</p>	
<p>Reconstituted Stone Head, Cills & Mullions.</p> <p>Colour - Buff</p>	

<p>Concrete Roof Tile</p> <p>Colour - Smooth Grey</p>	
<p>Windows & Doors – uPVC</p> <p>Anthracite Grey</p> <p>Fascias & Soffits - uPVC White</p>	

Landscaping

The landscaping will be broadly unchanged by the proposals with only changes to the fenced boundary line to Victoria Street being altered to encompass it within the secured garden. Additional small, low level decking areas will be created as shown on the drawings.

Conclusion

This D&A Statement has been prepared in support of a full planning application with conservation area consent for the erection of a part single, part two-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.