

Design, Access & Planning Statement to accompany application for loft conversion & extension to existing dwelling at Wayside, Oxspring, Sheffield, S36 8YJ.

Introduction

This statement has been prepared on behalf of Mr & Mrs Matt & Sarah Holmes and will accompany a Full Planning Application (PP-11576807) for the extension of the existing property at Wayside, Oxspring. The scheme involves the conversion of the existing loft space to habitable rooms and also its extension over the existing footprint 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

The site is situated adjacent to the Four Lane End junction on the A629, outside of the existing settlement boundary of Oxspring. The site is approximately 2.3 miles from the centre of Penistone, the principle town in the area.

The site is flanked by existing residential properties to the North-west but is otherwise bounded by grazing farmland. To the South-west is the A629 (Copster Lane).

The site is served by several local bus links no.s 21, 21a, 408, 416 & 422 these link to other local and national rail and bus services from Penistone, Chapeltown, Stocksbridge & Barnsley.



Aerial view of site (Map data ©2022 Google)

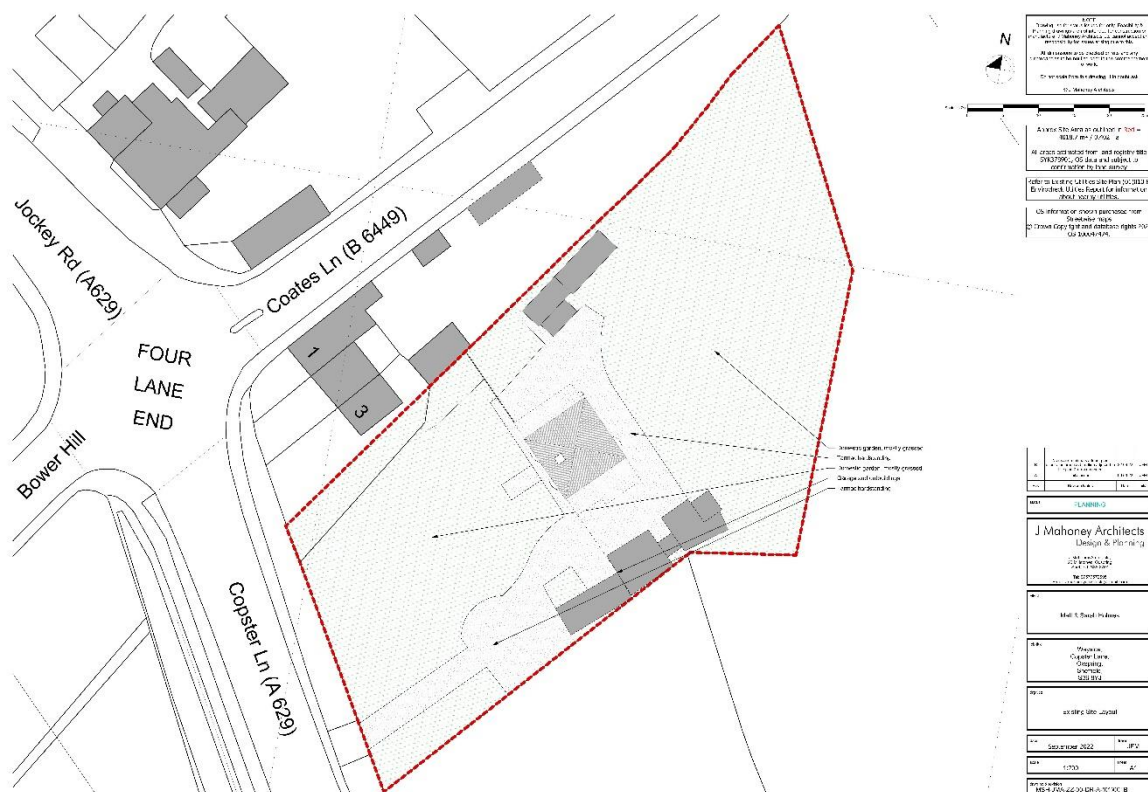
Use

The site is currently used as a residential dwelling and will remain so under these proposals. The site is set back and slightly elevated from the A629, set with a substantial plot with very large existing front & rear gardens. The site already contains a number of outbuildings, garages & covered storage areas.



The scheme proposes to convert the existing attic space into habitable accommodation via lifting the ridge line slightly, introducing a staircase access and also extending the attic area over the existing ground floor footprint. This will result in two additional upstairs bedrooms and a second shower room.

The existing two bedroomed dwelling will gain two additional bedrooms making it a four bedroomed dwelling in total.



Proposed Site Plan

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing driveway connecting the property to the A628 will be retained and the existing vehicle parking spaces will remain as currently on site.



Amount

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

The redlined site measures 4018.7m² / 0.402 Ha.

The existing ground floor measures 148.9m² GIA / 164.0m² GEA

The existing dwelling measures 148.9m² GIA / 164.0m² GEA (no first floor)

The proposed ground floor measures 148.9m² GIA / 164.0m² GEA (no changes)

The proposed first floor measures 85.2m² GIA / 100.1m² GEA (as measured to 900mm AFFL)

The proposed dwelling measures 234.1m² GIA / 264.1m² GEA

An increase of 85.2m² GIA / 100.1m² GEA or 57.2% & 61.0% approximately respectively.

This extension is modest comparably to the plot the property resides on and brings it in line with other similar sized properties based on its site and footprint.

Layout

The site currently holds one detached bungalow with associated garages, sheds and other outbuildings. The property is located centrally on a very large plot with long access driveway and hardstanding parking around the existing property.

The proposals seek to convert the existing attic space into habitable rooms via changing the existing roof structure of the property and extending this over the existing footprint of the dwelling only.



The new attic level accommodation will be accessed via a new internal stair from the existing central hallway. The two bedrooms and one shower room will then be accessed from a small upper hallway themselves, replicating the ground floor original plan.

Windows and rooflights have been limited to the NE, SE & SW elevations overlooking the property's existing residential gardens alone and not any neighbouring properties.

Scale

The existing property is a single storey bungalow but with a large footprint attributable to the historic single storey extensions to each side. The existing roof is also of low pitch, with a ridge of circa 5.5m and the side extensions feature low floor to ceiling heights internally.

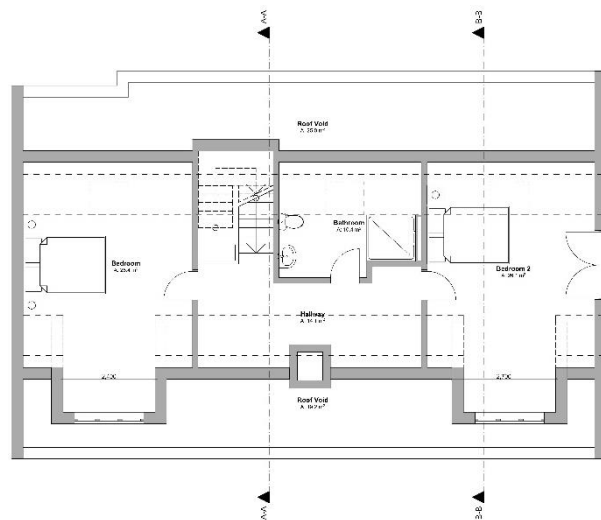
The proposals seek to increase the habitable floor area of the property via a small increase in the existing ridge height by approximately 0.4m, to circa 5.9m, and also extend this attic space across the existing historic side extensions. This is the preferred method of development by the applicants as both the main pitched roof and the side flat roofs are in poor condition currently and will need fully reroofing in the immediate future.

This presents the opportunity to increase the habitable floor area of the property within the existing footprint of the building but also combine it with essential maintenance and thermal improvement of the building's key envelope area, the roofs. The resultant ridgeline will be well below the neighbouring 2 storey residential properties, which will be around the 7.0m mark.

The conversion will seek to match the existing eaves heights of the current property with only the ridge and pitch being increased to generate the additional volume required.

The proposed windows in the dormers to the front of the property will replicate the wide opening proportions of the existing windows below referencing the bay windows in the dining room and lounge. This is to maximise the available natural light, solar gain into the property and ventilation coming into the new accommodation area.

The proposals seek to extend the property by approximately 85.2m² GIA, roughly an 57.2% increase. This is proposed to allow applicants to continue to reside in the property, accommodate distant visiting family and accommodate the switch to part-time home working.



Appearance

The proposed development has been designed to be simple and in-keeping in appearance as illustrated in the accompanying drawing package.

The extended areas will be of SIPS panel construction, subject to further development of the detailed design package, hence the outer treatment of timber cladding. Windows will be uPVC windows with no fenestration pattern and only retain feature head and cills where existing. 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;

Cedar Boarding (shown new & silvered/aged) Colour – Natural (left untreated to silver naturally right image)	
Stonework (to match existing) Colour – Buff	
Concrete roof tiles Colour – Slate Grey	
Windows & Doors – uPVC Light Oak	 Light Oak

Landscaping

The property's landscaping and boundaries will be unchanged by the proposals with only changes to remove and refit the existing vehicle gates adjacent to the SE elevation as required for construction access.

Planning Policy Framework

Local Planning Policy

The statutory development plan consists of the Barnsley Local Plan which was adopted in January 2019.

The bulk of the application site has no specific allocation apart from being within the adopted Green Belt in the Local Plan and does not form part of the urban fabric of Oxspring.

Policy SD1 advises that 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 advises that 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 expects development to be of a high quality design and to respect and reinforce the distinctive local character of the area. Particular regard should be paid to scale, layout, building styles and materials in the locality.

Supplementary Planning Document: House Extensions and Other Domestic

SPD paragraph 4.1 states, within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:

- The total size of the proposed and previous extension should not exceed the size of the original dwelling.
- The original dwelling must form the dominant visual feature of the dwelling as extended

SPD paragraph 8.6 advises, the front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

SPD paragraph 8.9 continues, extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

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 7 advises that the purpose of the planning system is to contribute to the achievement of sustainable development, with the objective of sustainable development being to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 refers to the three dimensions to sustainable development - economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural

resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The Government has made clear its expectation, through the Framework, that the planning system should positively embrace well-conceived development to deliver the economic growth necessary and the housing we need to create inclusive and mixed communities. The 'presumption in favour of sustainable development' is the golden thread running through national policy. With regarding to decision-taking,

Paragraph 11 confirms this means approving development proposals that accord with the development plan 'without delay'. Where the development plan is absent, silent or out-of-date, planning permission should be granted, provided the impacts do not significantly and demonstrably outweigh the benefits.

Paragraph 124 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 127 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.

Paragraph 133 states that "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence".

Paragraph 134 states that there are five purposes for including land in the Green Belt, these being;

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Case in Support of the Application

The site is within the adopted Green Belt but with no specific allocation. The property was constructed in approx. 1948 and has been of residential use since its construction, therefore the site could be deemed of residential use.

The current use of that green belt area is domestic garden within the residential curtilage of the property. The conversion and extension of the attic to the property will not impact on the surrounding domestic gardens due to the proposals only covering the existing building's footprint.

In green belt terms therefore the use of this area will not conflict with the openness or purposes of including land in the green belt as set out in paragraphs 133 and 134 of the Framework. No other development will take place within the domestic garden green belt area and the existing trees and vegetation on the application site will be retained and will serve to protect landscape character and views into and out of the green belt.

There is no conflict with policy GB1 of the Local Plan as this seeks to protect the green belt from inappropriate development – the proposals will maintain the status quo in terms of the existing land use.

Policy SD1 of the Local Plan advises of a presumption in favour of sustainable development which reflects the main thrust of the NPPF which reaffirms that it is the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that there will be a strong presumption in favour of sustainable development that accords with national planning policies.

In view of the above it is helpful to consider whether or not the application site is sustainable. It is well located in relation to local amenities of the Traveller's Inn and with immediate access to a local bus stop and is within walking distance of local shops in Oxspring.

One of the objectives of the NPPF is to widen the choice of high quality homes and, in this case, the proposal would make a modest yet positive contribution to variety of housing supply in the surrounding area of Oxspring, therefore satisfying numerous areas of advice in the NPPF, particularly paragraphs 7, 8 and 11.

It is therefore considered that the proposal is compliant with the broad objectives of the NPPF in that it will provide economic benefits and also reflects the general need and demand for larger housing in the area.

The conversion and extension is laid out such that it would have no impact on occupants of existing properties in the immediate vicinity of the site, with no overlooking or privacy issues arising. Maintaining the existing aspects of the property ensures that sightlines to neighbouring properties are not made worse.

The nature of the extension ensures sufficient areas of private garden and amenity space are maintained in relation to the size of the final property and thereby satisfying SPD paragraph 4.1.

In design terms, there is a mix of building styles and materials in the locality as well as a mix of scale and a varied layout with no predominant building line. The proposed conversion and extension of

the attic space will be clad in timber cladding and allowed to weather naturally matching the agricultural vernacular of surrounding barns and would fit appropriately into the character and layout of the area. SPD paragraph 8.6 & 8.9, Policy D1 of the Local Plan and the guidance at paragraphs 124 and 127 of the Framework are satisfied.

Conclusion

This D&A Statement has been prepared in support of a full planning application for the conversion and extension of the attic space of a single-storey 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, Oxpsring Neighbourhood Development Plan 2014-33 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.