

Works to Garden
The Perch
High Hoyland
Barnsley S75 4BA

Ref 11.40
Date Jan 2012

Design Statement

1.0 Introduction

Planning Permission for alterations and extensions to The Perch were approved by Barnsley MBC on 7 April 2010 ref: 2009/1618. The works were carried out and were completed in the summer of 2011.

Works have also been carried out within the garden to the south east of the dwelling for which the owners did not anticipate the need to obtain planning permission. As soon as they were made aware of the fact that planning permission would be required, works were suspended.

The reason for the need to submit a planning application relate to the alteration to existing ground levels and the construction of a new boundary wall adjacent to a public footpath which runs along the private access road that serves the site.

2.0 Assessment

The site is and has always been garden land that forms part of the residential curtilage to the existing dwelling, located at The Perch, High Hoyland Lane, High Hoyland, Barnsley S75 4BA. Access from High Hoyland Lane is via a steep and narrow private drive which serves three properties, The Mount, The Perch and Hoyland Hills Cottage. The Mount has frontage to High Hoyland Lane and The Perch and Hoyland Hills Cottage are located to the rear (north west). See Site Location Plan Ref OS1.

The Perch is a large detached dwelling which is located partly within an old quarry. It has some landscaped garden space within the north facing rear gardens which are overshadowed by the quarry walls but also relies upon the south facing front garden for additional amenity space.

The shared access drive which serves The Perch is owned by the applicant. There is a public footpath along the private drive which cuts through woodland owned by the applicant to the east before joining the private access road where it passes in front of The Perch, Hoyland Hills Cottage and beyond.

The land is south facing and has two plateaus, one for the dwelling and a lower plateau for the garden approximately two metres below the floor level of the dwelling. There are extensive views to the south west.

A Photographic Survey illustrating the works 'As Built' but not completed is included at Appendix A.

Two Topographical surveys are included as part of the application documents:

B410/S/1 – Is the original topographical survey which was carried out prior to works commencing and is dated Oct 2009. It shows existing ground levels at the time and retaining walls immediately to the south of the perch which provided an area for car parking and manoeuvring.

B410/S/1 Rev A – Is an up to date survey prepared in August 2011 when the majority of the structural and retaining works had been completed. The plan shows an enlargement of the parking and manoeuvring area with the relocation of a retaining wall, levelling of the lower garden to form a lawn and the construction of a retaining wall along the access road to reduce the severity of the levels within the garden. This plan also provides a key to a Photographic Survey showing existing views of the garden and boundaries, a copy of which is included at Appendix A.

The area of the application site as illustrated on the Site location Plan OS1, excluding The Perch and the access drive down to High Hoyland Lane is 0.12HA (0.3 Acres).

3.0 Involvement

No formal pre-application discussions have taken place. The applicant was advised by the local planning authority that the works carried out were unauthorised and that planning permission would be required. It is understood that there may have been an objection from the resident at Hoyland Hills Cottage although this is not confirmed.

Informal discussions took place between Mark Booth of MBooth Design and Laura Bibby of the Planning Department and Barnsley MBC when it was agreed that an application for retrospective planning approval would be prepared.

4.0 Evaluation

The works have been designed by the applicant and their garden designer to address practical issues such as improving facilities for parking and manoeuvring at the head of the private access road/public footpath, make provision for the discreet storage of waste bins and at the same time provide useful amenity space taking advantage of south facing gardens with long ranging views across the Cawthorne Basin/Cannon Hall Estate and beyond.

The construction of approved alterations and extensions to The Perch which were set within an old quarry generated excavated material in the form of natural stone and shale. This has been reused wherever possible as part of the construction to avoid the need to transport material off site. Some of this material has been used to help adjust the levels within the lower garden.

Due to the fact that the works were almost complete but, suspended as soon as it became apparent that planning permission would be required, the second topographical survey provides an accurate indication of the proposed levels in comparison to the original survey prepared prior to commencement. To further illustrate the proposed alterations and changes in level, a

proposed layout plan ref: P1 has been prepared as well as ref: P2 which shows two sections through the site with comparing the existing and proposed levels.

The works to provide additional parking have no detrimental effect on the public right of way or access to Hoyland Hills Cottage. It improves upon the existing turning and manoeuvring area which originally existed.

The construction of the stone boundary wall to the east side of the private access road has no impact of the width of the road or detrimental effect on any of its users. The boundary is built in local stone and topped with flags. Re-grading of the land to the rear will allow landscape planting to overhang and soften the wall along the approach. There are a number of existing semi-mature trees to the north east side of the access which are not affected by the works. The works to the lower garden include areas of cut and fill to achieve a level lawn. Sections A and B on drawing ref: P2 illustrate the differences in the proposed and original ground levels. On the whole these are less than 600mm excepting the extreme south and east perimeters of the lawns where the fill is a maximum of 0.8 to 1.0m. The sections illustrate where additional grading works are to be carried out to reduce the impact of the fill and better integrate within the existing landscape.

Care has been taken to avoid depositing material within the area of influence of the existing trees and we do not anticipate that these works are detrimental to any of the existing trees within or immediately adjoining the site.

5.0 Summary

The applicant has inadvertently carried out unauthorised works within their garden with the intention of providing improved parking and manoeuvring facilities, retaining and maintaining the existing public footpath and access road, providing a secure and discrete area for the storage of waste and recycling bins and improving the existing garden areas with landscaping and planting to enhance the amenity and take advantage of the long range views of this south facing site.

Materials used include local reclaimed stone and the vast majority of the fill is excavated material from site used in a sustainable manner rather than removal to land fill. Where possible new surfacing will be permeable using gravel, grasscrete within the manoeuvring areas and free draining block paving in the parking areas.

On the whole the alterations to existing ground levels are not significant and cause no demonstrable harm to the local amenity or the setting of the buildings and public footpath.



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MBooth Design Ltd

Appendix A - Photographic Survey

Photographic Survey



1. View of access drive and retaining wall looking West towards The Perch.



2. View of access drive along right of way showing reducing retaining wall.



3. View of proposed parking area and access to adjoining dwelling.



4. View of parking area and lower garden.



5. Wall around bin store area and lower garden.



6. View of access road and retaining wall looking East.



7. Existing hedge to Western boundary.



8. Existing boundary wall to south west corner of site.



9. View of lower garden, retaining wall to parking area and The Perch.



10. Existing wall to south west corner of boundary.