

DESIGN ACCESS & HERITAGE STATEMENT

Fir Tree Cottage, Chapel Lane, Billingley, Little Houghton, Barnsley S72 0HZ

Fir Tree Cottage is a large two storey detached building at the western edge of the Billingley Conservation Area and is a private dwelling. The external walls of the property is finished natural stone, it has a pitched tiled roof and grey painted timber window frames. The front of the property has a reasonably large garden enclosed by a hedge with a conservatory. Neighbouring properties are uniform in terms of external materials and design. The property is also on generous size plot and the building itself is not listed nor in the vicinity of a listed building. The building Fir Tree Cottage contributes positively to the conservation area.

Relevant Planning History

There is no recent planning history for this property listed on the council planning search page but there was an application approved for adjacent land to Fir Tree Cottage 2017/1696

The Proposal

A proposed single storey rear extension.

DESIGN

The proposed single storey rear extension will be of a modest size with a 4m projection and a width of 8m. The eaves height will be 2.5m and ridge height 3.35m, this is measured from outside natural ground level.

The extension will have a traditional single slopping composite slate roof. The sides of the proposed will be glazed on a dwarf wall which will be stone to match the host building. The proposed frames will be chartwell green upvc.

Although the property is located within the Conservation Area, the proposal is situated to the rear of the host dwelling and consequently would not be visible from the public domain. We believe the proposed extension will have very little impact and will preserve the character and appearance of the conservation area.

The plot size is also large enough to accommodate the proposed extension without resulting in a cramped or overdeveloped site; and we feel the height, scale, form and design of the orangery is in keeping with the scale and character of the original property and the sites wider setting and location within the area. There are other conservatories, single storey rear extensions within the area and nearby properties and this extension does not adversely affect the character of the area or the host building itself. As the proposed extension does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall.

We believe the proposed extension will have no historical significance, no cultural significance and no archaeological significance.

ACCESS

The access to the proposed extension will be from the existing kitchen area. The floor level of the property will be the same as the proposed extension. The external doors will have a low threshold to limit any step to the outside