

Design and Access Statement in relation to a rear, single storey extension to Middlewood Lodge, Doncaster Road, Darfield, Nr. Barnsley, South Yorks., S73 9HQ.

Background history:

This application, for a new single storey extension to the rear of Middlewood Lodge, an existing dwelling, which is a listed building, replaces the previous application, ref. 2006 / 1929, which was approved on 8.1.2007. The previous scheme approved provided an alternative main entrance and lounge, but necessitated the complete re-organisation internally of the present plan and partial loss of the private garden area. The applicant has now concluded that a more practical way of providing a much-needed extra bedroom is to build a rear extension off the rear passage on the ample current parking and turning area without detrimentally affecting the same.

Surrounding uses:

The property, which was once the lodge house to Middlewood Hall, sited approximately 50 metres to the north east, within a wooded area, is set adjacent to the former line of the Barnsley to Doncaster road to the west, that passes through Darfield, within a greenbelt area which extends to the east and north.

Middlewood Hall itself has previously been converted into several dwellings and an additional number of new build properties have been built within the site enclosure. The old road to the west of the site now forms a lay-by and mature trees lie between this area and the main road. To the east and south of the site, on the other side of Doncaster Road, lies a residential estate comprising of semi-detached two storey houses built with facing bricks and concrete tiled dual-pitched roofs. The facing boundary to these properties comprises of various panel fencing. At a distance, to the south east of the site lies a large detached bungalow, called Parklands, for which permission has previously been granted for a new roof, which appears oversized and somewhat ill at ease with the openness of the greenbelt. Being screened by trees, its impact on the surrounding area is somewhat, thankfully, minimised.

Materials used in the surrounding area are predominately brick and concrete roof tiles.

Access routes:

The site and Middlewood Hall beyond are served by a private tarmac road and will not be affected by the new proposals.

Access to local services:

Given the limited nature of the application, i.e. a rear extension to an existing dwelling, it is considered that detailed analysis of local services is not relevant in this case. However, the immediate area has full services available on Nanny Marr Road and School Street, approximately half a mile from the site, which include a variety of shops, health care clinic and dentists, schools, public houses and licensed clubs, a museum and heritage centre, a youth centre, two churches, two garages, a restaurant, and a cricket club. In addition the site is adjacent to a major bus route between Barnsley and Doncaster. Clearly the existing dwelling is located within a sustainable location.

Any special designation:

The building, which stands within the greenbelt is a listed building as previously stated. Its category is unknown by the applicant, who believes it was built around 1865.

Site use:

The site, which is level, is that of a single dwelling, built in random coursed stone walling, below a slated pitched roof, set behind the external walls which on three sides are taken up as castellated parapet walls. To the south the slate roof is brought down to a normal eaves and extended over a small extension as a lean-to roof. These details are reflected, along with physical features of the existing building, are reflected

in the new extension. To the rear is a concreted parking and turning area with a stone-built garage with a flat roof. Access to the dwelling is immediately off this area. A private garden area to the west and south of the house is enclosed on one side by a 1.2 metre high stone wall, which also extends around the northern boundary to enclose the parking area. The southern part of the garden area is screened from the highway by a number of silver birch trees, which will be retained. To the east, the boundary, enclosing the garden area, is defined by a wire and post fence, and the parking area is enclosed by a timber fence with hedge planting, which will be retained in the main. Within the parking area, two oak trees, adjacent to the garage, will be unaffected by the proposed extension.

Natural features:

As described above. Adjacent in both directions, the front stone boundary wall to the property extends past neighbouring properties and mature trees, comprising of Rowan, Holly and Horse Chestnut enclose the area.

Access through the site:

Not applicable.

Topography/ Gradients:

The site of the proposed extension is level.

Social / Economic context:

There will be no adverse impact, by these proposals upon the social and economic context of the area.

Overlooking / overshadowing:

Since the property is single storey, detached and in an isolated location, there will be no impact due to overlooking and overshadowing by these proposals.

Planning policies:

Since this application now proposes a rear extension to a listed building, of a similar scale and size, to that previously approved, which actually affected the principal elevation of the listed building, facing the highway, it is considered that the impact of the new proposal will be "less than" that previously approved. The reasons for granting permission previously are still considered relevant, i.e.

- 1) The proposal complies with Policy GS7 in that it maintains the openness of the greenbelt;
- 2) The proposal complies with Policy GS8E in that the extension does not exceed the size of the original dwelling and
- 3) The proposal complies with Policy GS9 in that the development does not cause any significant harm to the visual amenity of the greenbelt.

Involvement of community members:

Given the isolated nature of the location of the site, the extensive screening of the same and the fact that the revised proposal moves the extension to the rear of the property, away from the nearest neighbour (Parklands), it is considered that, since the proposal is "less than" that previously approved, no further action is required by the applicant.

Layout, appearance, details and scale:

The scale of the revised proposal is in keeping with the existing dwelling and detailing of the same, with the new extension being built in materials to match those existing. The lean-to appearance of the southern façade of the existing building is mirrored by the southern side of the new extension, to take advantage of the southern aspect, overlooking the greenbelt.

Accessibility:

Access into the new extension will maintain the existing finished floor level. The existing window opening profile to access the new extension will be maintained and a purpose-made door and frame provided to suit.