

# J Mahoney Architects

Design & Planning

Design & Access Statement to accompany an application for an extension to existing dwelling at 9 Kirkhill Bank, Cubley, Penistone, Sheffield, S36 9UX.

## Introduction

This Design and Access Statement has been prepared on behalf of Mr and Mrs Lee & Kate Wilkinson to support their Householder Planning Application (PP-14543881) for the proposed demolition of existing rear conservatory extension and erection of a replacement single storey rear extension to their existing property, 9 Kirkhill Bank. The extension aims to provide additional accommodation for their family while maintaining the integrity and character of the existing building and its surroundings.

This statement has been developed by the principles set out in CABE's guidance, "Design and Access Statements: How to write, read and use them". It addresses the physical, functional, and contextual elements of the design, ensuring compliance with national and local planning policies, including the National Planning Policy Framework (NPPF) and the Barnsley Local Plan (2019).

The site is located within the Metropolitan Borough of Barnsley, in the large village of Cubley, and lies within the existing suburban context of an established residential area. Care has been taken to design the rear extension so that it sits comfortably with the existing property and is sympathetic to the existing surrounding properties, as well as in-keeping with the character of the area.

The proposed development seeks to strike a balance between providing the necessary additional accommodation and adhering to planning constraints regarding development of the property. The design incorporates the palette of existing materials and forms, ensuring the extension respects the architectural vernacular of the area while meeting modern living standards.

This statement outlines the site's context, design approach, accessibility considerations, and the proposal's compliance with relevant planning policies. It demonstrates how the extension will contribute positively to the site and its surroundings, ensuring a sustainable and high-quality development.



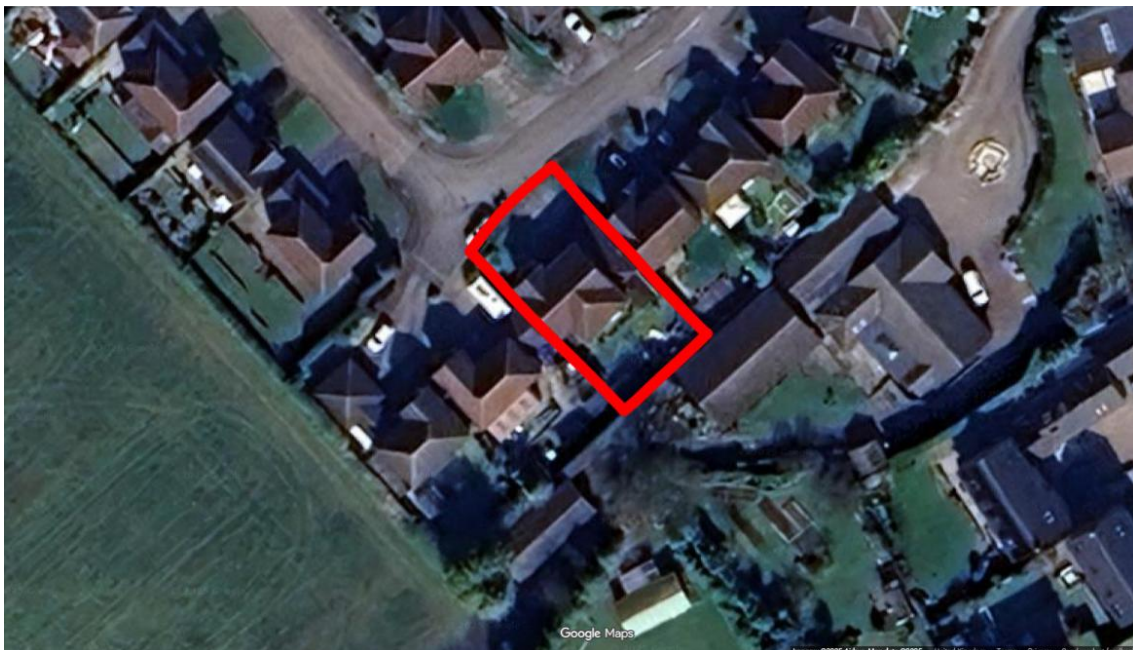
## Context

The site is situated within the existing settlement boundary of Cubley, a now conjoined village to Penistone and is located approximately 1 mile South of Penistone centre, the principle town in the area.

Penistone is also 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 (22.62km<sup>2</sup>) 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 application site is surrounded by other domestic residences to the North, East & West with open agricultural & green belt land to the South. The neighbouring properties are of the same period and similar two-storey construction some having been extended previously either at one or two storeys as well.

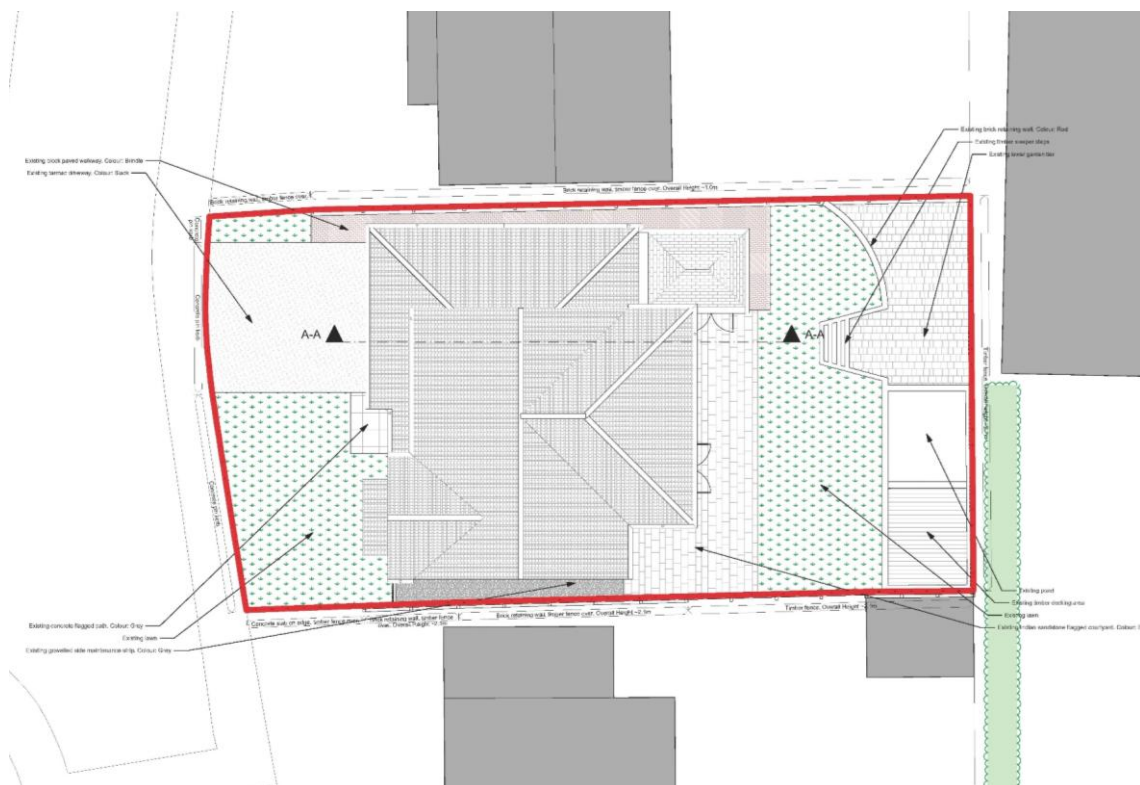
The site is served by several local bus links no.s 21, 23a, 24, 26, 57 & 57a these link to other local and national rail and bus services from Sheffield & Barnsley.



*Aerial view of site (courtesy of Google)*

## Use

The site is currently used as a residential dwelling and will remain so under these proposals. The site is situated on the existing adopted road of Kirkhill Bank, a residential street. A double-width driveway is accessed off the road and provides two parking spaces off the road to the front of the property. As a result the dwelling has an average size front lawned garden with a slightly larger rear garden, which has been previously graded to suit the local topography. Due to its location on the hillside, there are falls across the site approximately from Southwest to Northeast, with the dwelling being on a formed plateau. This area was formed originally when the dwelling was constructed and the neighbouring boundaries are predominantly formed by retaining walls.



*Existing Site Plan*

The scheme proposes to extend the existing dwelling to form additional accommodation over one storeys. This will contain, an extended kitchen-dining space and pantry/utility area at ground floor level. The new accommodation is primarily being formed to suit the applicant's current family and remain in the current home.

Externally, the immediate area at the rear will be maintained as a mix of paved and grassed areas with no alterations proposed to the front of the property.

## Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing driveway parking will be unaffected by the proposals. The existing pedestrian access to the side of the property will arrive at a new side door into the porch but with through access to the rear garden.



*The primary access point, vehicle & pedestrian.*

## Amount

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

The redlined site measures 370.9m<sup>2</sup> / 0.0371 Ha.

The existing dwelling measures 189.5m<sup>2</sup> GIA / 217.7m<sup>2</sup> GEA.

The extended dwelling measures 196.7m<sup>2</sup> GIA / 225.9m<sup>2</sup> GEA.

Increase in areas 7.2m<sup>2</sup> (6.3%) GIA / 8.2m<sup>2</sup> (6.3%) GEA.

## Planning History & Relevant Policy

The dwelling has no previous record of planning history and presumably the existing conservatory was either original or constructed under permitted development rights with no notice to the LA.

Other properties on Kirkhill Bank have been extended to a similar or larger degree most notably at No. 18.



*Existing rear conservatory extension*

## Local Planning Policy

The statutory development plan consists of the Barnsley Local Plan, dated Jan 2019.

The site is currently used as a domestic dwelling with associate garden amenity space, sat within the defined urban fabric and Penistone's Conservation Area.

Policy SD1 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 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 Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways;
- and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Policy HE1- The Historic Environment, will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by:

- By supporting proposals that would preserve or enhance the character or appearance of a conservation area.

## Neighbourhood Plan

The site is also covered by Penistone Neighbourhood Plan, but is otherwise unidentified within it.

## 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 20<sup>th</sup> of July 2021.

Paragraph 126 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 130 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.

To summarise, the proposed development demonstrates compliance with relevant local and national planning policies, the National Planning Policy Framework (NPPF), the Draft Sheffield Plan, and Green Belt policies.

The design aligns with Policy DE2 by maintaining a high standard of construction, ensuring compatibility with the character of the surrounding area, and minimising impacts on neighbouring



properties through thoughtful siting, obscured glazing, and scale. It also remain proportionate to the original dwelling an inline with other dwellings that have been extended on the same street.

Furthermore, the proposal supports the objectives of the Sheffield Plan's Policy SP1 by enhancing the site's residential functionality to accommodate future generations, contributing to a fairer and more inclusive community.

These considerations, coupled with the sensitive integration of the extension into the existing suburban streetscape ensures that the development adheres to the overarching planning principles.



## Layout

The site currently holds the detached residential property located on a slight hillside on the edge of Cubley & the green belt beyond. The immediate curtilage of the property is predominantly amenity garden area with vehicle hardstanding, patio and grassed areas.



*Existing Rear Elevation*

To the immediate South-west & North-east of the site are a retaining wall structures, creating a levelled plateau for the property. To the South-east is the neighbouring property, also bounded by a retaining structure and boundary fence. To the North-west is the property's front amenity garden space and driveway.

The proposals seek to extend the dwelling to the rear, which will mostly reform the footprint of the existing conservatory and part cover the existing rear patio area.

The proposed extension, over one storey only, seeks to avoid conflict with neighbouring properties and has accordingly been set back from the adjoining neighbouring boundary (no.7) and is behind the line of the existing neighbours extension at no.11.

The proposals will remain overlooking the property's own rear garden amenity space, with ground floor side windows set so they only replicate existing sightlines from the existing property and remove the extensive glazing facing no.7 currently.

The landscape for the remainder of the site will be unchanged by these proposals.

## Scale

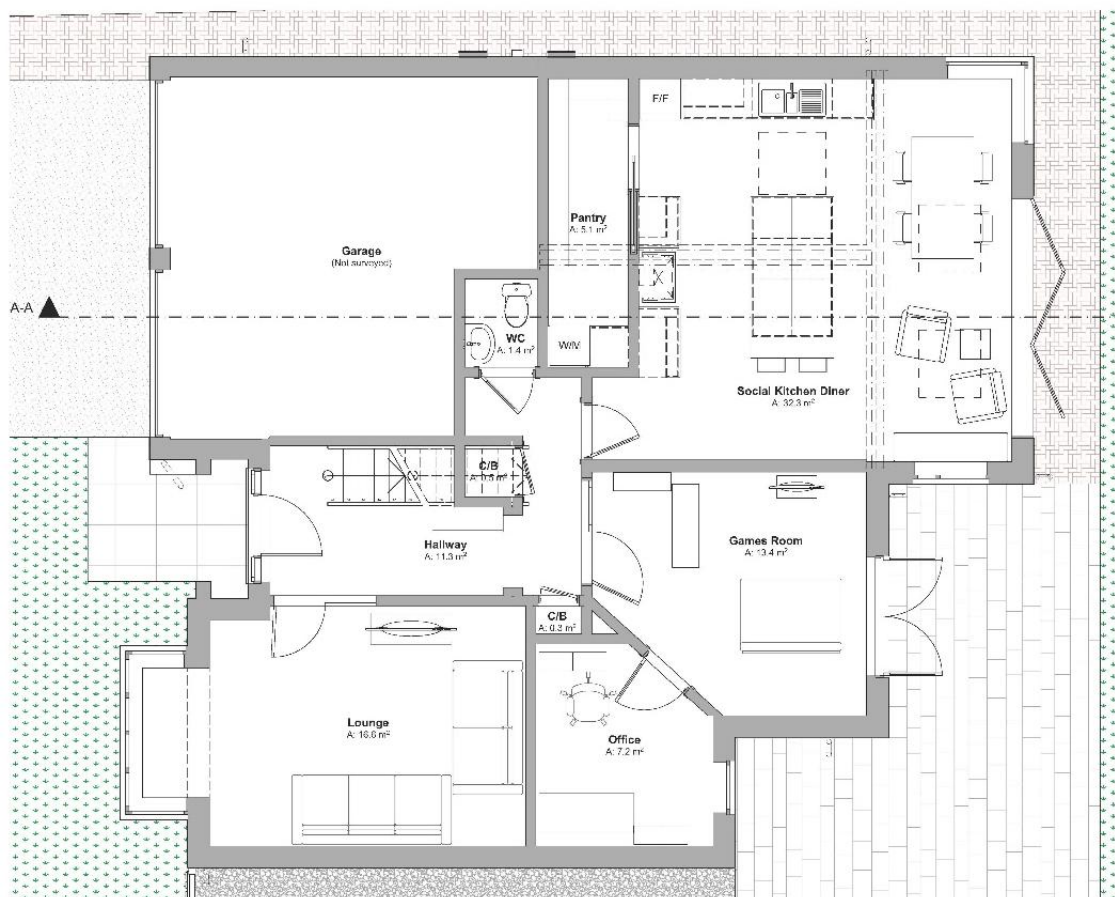
The existing property is a two-storey dwelling above ground, set at a mid-level with the topography of the existing street. The property has an average footprint for the number of bedrooms and an equally proportionate plot, all of similar scale to surrounding properties.

The existing property has a similar ridge height to its neighbouring properties, allowing for topographical steps up and down.

The extension proposed seeks to match the eaves height of the lower garage roof and ridge set to match this of the garage lower roof as well.

The window size, layout and proportions on the rear elevation of the extension have been sized to suit modern proportions and to maximise views into the applicant's garden as well as the landscape beyond.

The proposals seek to extend the property by only a very small amount 7.2m<sup>2</sup> (6.3%) GIA / 8.2m<sup>2</sup> (6.3%) GEA due to the demolition of the existing conservatory covering the majority of the footprint of the extension already.



*Proposed Floorplans*

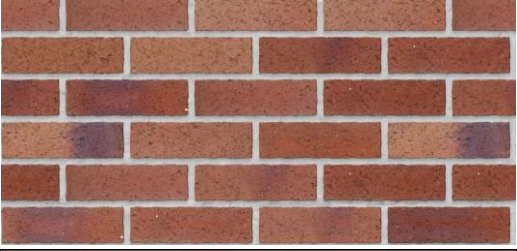



## Appearance

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 pitched roof not exceeding the existing lower ridge height of the original property.

The extension to the dwelling will be of traditional construction, one leaf of inner blockwork with an outer leaf of matching brickwork and pitched roofs. Windows will be uPVC with no fenestration pattern and buff brickwork head to match the existing rear heads of the property.

The windows have been sized to replicate modern domestic standards to provide maximum views out and light penetration into the house and also to provide greater surveillance of the surrounding area.

A sample of the materials under consideration are as follows:

Brickwork Colour – Red (to match existing extension)	
Roof tiles Colour - Brown	
Windows & Doors – uPVC/Aluminium White	
Fascias – uPVC White	

## Landscaping

The immediate area around the proposed extension will be finished with matching concrete block paving.

The site's existing green elements, including grassed areas and mature boundary vegetation, will be retained to preserve the existing setting of the property.

No alterations are proposed to existing boundary treatments, which currently consist of a mix of retaining walls and timber fencing. These features will continue to define the site boundaries in a manner consistent with the rural landscape.

## Conclusion

This Design and Access Statement supports a householder planning application for the proposed demolition of existing rear conservatory extension and erection of a replacement single storey rear extension to their existing property, 9 Kirkhill Bank. The proposed extension has been carefully designed to balance the applicant's needs with planning policy requirements.

The proposed design:

Complies with the National Planning Policy Framework (NPPF), the Barnsley Local Plan 2019, Penistone Development Plan 2019-33 and Supplementary Planning Document: House Extensions and Other Domestic Alterations, ensuring it contributes positively to the local area.

Ensures minimal visual or physical impact on the surrounding & neighbouring properties while remaining within reasonable size parameters to avoid disproportionate development.

Provides much-needed accommodation tailored to suit the needs of the applicant's, promoting the ability to live in the property for the longer term and also making it suitable for future families.

Incorporates measures such as careful window placement and consider site orientation to safeguard privacy and daylight for neighbouring properties.

Utilises traditional materials that are in keeping with the area while ensuring long-term durability and minimal environmental impact.

The proposal offers a practical and sensitive solution to the need for additional residential space while enhancing the property's overall utility and maintaining its aesthetic harmony with the surrounding landscape. By aligning the extension with existing policies and design guidance, this development will contribute positively to the locality and uphold the principles of good design and sustainable living.

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.