

ERECTION OF A SELF-BUILD DWELLING - LAND TO REAR OF GREENLAND COTTAGE,
HIGH HOYLAND LANE, HIGH HOYLAND, BARNSELY
PLANNING APPLICATION ref: 2025/0279

Architect's supporting statement

My name is Peter Dimberline and I am the architect involved in the design of the dwelling for this site.

I have had along architectural career based in Barnsley and have had my own practice since 1990. Over the years I have been involved in numerous projects many of which have been individual 'high end' houses. A lot of these were located in the west Barnsley district villages of Cawthorne, Silkstone and High Hoyland. I have had extensive experience in the design of dwellings and been fortunate enough to receive some architectural awards over the years, some of which have been from Barnsley MBC.

Steven Warsop is a long standing client with whom I have had extensive collaboration on many projects. I first worked with Steve back in 1993 and over the years, projects of various descriptions have been completed. These included refurbishment of dwellings, extensive conversion of traditional farm buildings / listed buildings and also a number of 'new build' dwellings, some of which were occupied by Steve and his family.

I have personally been engaged as architect on the site at High Hoyland Lane since 2016 and have worked very closely with Steve to achieve his aspirations as a 'self-build' client. Our joint commitment to finding a suitable design solution for this site has been unwavering. Proposals have not been hastily produced benefitting from considerable thought in their preparation.

Although not a 'tradesman' in the true sense, Steve's self build pedigree and 'hands on approach' cannot be doubted, borne out by the considerable number of successful projects in his past portfolio. His commitment and passion will again be evident during the construction of this dwelling after what we hope will be a successful planning application. As a 'self builder' my client certainly satisfies all the requirements set out in the National policy for self build and custom build (SCB) Housing Act 2015.

With regards to this particular proposal, I have worked closely with Steve to produce a dwelling design that we believe successfully addresses the design issues raised by the appeal inspector following the previous planning application submission.

The Planning Inspector made reference to the previous design being overly tall and imposing in relation to smaller adjacent properties and that the large garage facing the highway was too dominant a feature. We consider the new proposal sits much more comfortably and is now only two storey in height and of a much simpler architectural style, being a modest rectangular form beneath a duo pitched roof. The dwelling has been positioned further away from the tree defined as T1, the dominant garage form on the earlier application has been removed and the existing stone outbuilding on the site has been retained. Any glazing on the western gable is kept to an absolute minimum with only two small secondary windows.

It should be noted that although the true definition of vernacular architecture refers to ***'a type of local or regional construction, using traditional materials and resources from the area where the building is constructed'***, other than Greenland Cottages, all dwellings extending either side of the site are all detached and of an individual architectural style and constructed of varying materials. The 'vernacular street scene' consists of a mix of architectural styles. The proposed dwelling whilst respecting the scale of Greenland Cottages is compatible with the overall vernacular.

Peter Dimberline - Architect - June 2025

Peter Dimberline