townsendplanning
consultants

DCLG CIRCULAR 01/2006
DESIGN AND ACCESS STATEMENT

APPLICATION FOR PROPOSED EXTENSION TO DWELLING (INCLUDING PARTIAL DEMOLITION)

THE BUNGALOW, HORNTHWAITE HILL ROAD, THURLSTONE

MR T SENIOR

MAY 2012

10 Rishworth Street, Wakefield, WF1 3BY - t: 01924 366733 f: 01924 367317
www.townsendplanning.co.uk - e: mail@townsendplanning.co.uk

Introduction

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE guidance note, "Design and Access Statements".

This proposal is submitted in detail for the proposed extension to this dwelling known as The Bungalow, Hornthwaite Hill Road, Thurlstone. The proposals also include the demolition of a large scale unsightly garage/outbuilding and existing extensions to the property. The application is supported by full plans and details of the proposed extension. The plans also identify the buildings and structures to be demolished.

This Design & Access Statement is submitted in support of the application at the request of the Council's Planning Officer.

i) Background.

a) Site Assessment.

The Bungalow at Hornthwaite Hill is situated outside the settlement of Thurlstone, located at the top of the steep hillside which overlooks the valley and the settlement. It is in proximity to other sporadic residential development in the area.

The site currently incorporates an existing single storey property which has been altered and extended in the past. Also developed at the property is an existing garage and store. The property also has agricultural land adjacent. Photographs are submitted of the form and nature of the existing property which appears to have been utilised for dumping, cars, vans and waste material.

The aim of the proposal is to fully restore the site and improve its appearance. The existing property is relatively unsightly and incorporates a number of roofs, many of which are in poor condition. Existing windowsills consist of concrete lintels which will be removed and replaced by appropriate local stone, in keeping with the property.

As part of the proposal consideration will be given to construct the building to Code 3 – Sustainable Building Standards, which will involve:-

(a) Removal of the concrete floor and formulation of under floor insulation and triple glazed units to the rear of the property with a 'U' value of 1W/m2k.

(b) Installation of thermal laminate boards on the interior walls to improve 'U' value and installation of bio-mass central heating.

(c) The proposal will also involve the regularising of floor levels within the site to allow proper disabled access.

The development will be undertaken reusing stone available and clearly the stone utilised in the parts of the building and the outbuilding to be demolished can be incorporated into the building where suitable. It will also be noted that there is a stone quarry 200 yards from the site which can be utilised to source stone.

The site is located within the Green Belt and within an important landscape area, which is originally identified through the Structure Plan and was latterly defined as a "borough landscape area" in the (now superseded) UDP. It is considered that the restoration of this site and removal of unsightly materials around the site will enhance the Green Belt and landscape in this area. The site is not in the vicinity of a Listed Building nor is it within a Conservation Area. There are no protected trees within the site.

b) Involvement.

Prior to the submission of this application, the matter has been discussed in detail with the Council's planning officers, Mr G Northern and it is understood that there is no objection to the principle of the proposal.

The applicant has involved the services of the following consultants:-

(i) Chartered Town Planner; and
(ii) Chartered Surveyor.

There are no direct neighbours to the property and therefore no third party consultation has been undertaken.

c) Evaluation.

It was considered that the existing building, outbuildings and general surroundings were detrimental to the visual amenity and appearance of the Green Belt.

The applicant identified a number of issues that he wished to address in the development of the site, including:-

(i) Fully restoring and tidying the site; and
(ii) Addressing anomalies in the building, including existing roofs and rooflines, unsightly extensions and inappropriate internal floor levels to accommodate disabled access.

At the same time it was considered that the construction of the building did not comply with up-to-date standards in terms of sustainability and the opportunity should be taken to address those issues.

It was recognised in the drafting up of the scheme that the site was located within the Green Belt and any proposals would need to specifically address policy issues. It was also determined to proceed with pre-application negotiations with the Council prior to proceeding with any development of the site.

It was established through negotiation with the Council that subject to the demolition of the outbuilding and parts of the building the proposal was deemed to be acceptable in principle.

d) Planning Policies.

In the context of discussion with the Council's Planning Officer the following policies are considered relevant to the consideration of the proposal:-

Local Development Framework Core Document

The Council have adopted its LDF Core Document and relevant policies for consideration are outlined below:-

- CSP34 – Protection of Green Belts

  This policy sets out Green Belts and states:-

  "The general extent of the Green Belt is shown on the Core Strategy Key Diagram.

  Its detailed boundaries will be shown on the Proposals Maps which will accompany the Development Sites and Places DPD.

  In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged.

The Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites as set out in CSP12."

This is a general policy with regard to protection of the Green Belt.

The proposal will not conflict with this policy.

- CSP29 – Design

This policy sets out design principles and outlines:-

"High quality development will be expected that respects, takes advantage of and enhances the distinctive features of Barnsley, including

- ***Topography, green infrastructure assets, important habitats, woodlands and other natural features***
- ***Views and visitors to key buildings, landmarks, skylines and gateways***
- ***Heritage townscape and landscape character including scale, layout, building styles and materials of the built form particularly in and around***
- ***Barnsley town centre***
- ***Penistone and rural villages of the west of the borough***
- ***Within and adjacent to Conservation Areas.***

Development should

- ***Contribute to placemaking and be of high quality, that contributes to a healthy safe and sustainable environment***
- ***Help transforms the character of physical environments that have become run down and are lacking distinctiveness***
- ***Enable all families to gain access safely and conveniently, providing, in particular, for the needs of families and children and of disabled people and older people.***
- ***Contribute towards creating attractive, sustainable and successful neighbourhoods achieve a Building For Life assessing rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings.***

This proposal clearly conforms with that proposal in that:-

1. It will improve the skyline;

2. Improve the character of the site;
3. Improve sustainability;
4. Improve the physical environment; and
5. Improve disabled access.

Central Government Policy – The National Planning Policy Framework

The recently published National Planning Policy Framework is a relevant material consideration in respect of the proposed development of this site. In the Ministerial Forward it states:-

"Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision."

At para 7 the advice sets out three dimensions for sustainable development which include an economic role, a social role and an environmental role – ***"contributing to protecting and enhancing our natural built and historic environment and as part of this helping to improve bio-diversity use natural resources prudently, minimise waste and pollution and mitigate and adapt climate change including moving to a low carbon economy".***

At para 14 it states:-

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through plan making and decision taking….

For decision taking this means:

- ***Approving development proposals that accord with the Development Plan without delay."***

At para 17 twelve principles for planning are set out which include:-

"

- ***Always seeking to secure high quality design and good standard of amenity for existing and future occupants of land and building***
- ***Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving communities within in***

- ***Support the transition to a low carbon future in a changing climate taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings and encourage the use of renewable resources."***

Section 7 relates to ***"Requiring good Design"***. At para 56 it states:-

"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Para 57 goes on to state:-

"It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."

Section 9 relates to ***"Protecting Green Belt Land"***. At para 89 it states:-

"A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are ….

- ***The extension or alteration of a building provided it does not result in disproportionate additions over and above the sites of the original building."***

This proposal in the context of the demolition does not constitute disproportionate development.

Para 186 with regard to decision taking the advice goes on to state:-

> ***"Local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development."***

At para 187 it goes on to state:-

> ***"Local planning authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible."***

The advice goes on to state the importance of pre-application engagement which has been undertaken in this case.

With regard to determining applications, at 197 it states:-

> ***"In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development."***

It is considered that the proposal clearly conforms with the advice and provisions in the NPPF and significant weight should be attached to this advice.

ii) The Scheme.

This submission is a full application for the construction of extensions and alterations to this existing dwelling and also incorporates the demolition of parts of the existing property, together with the demolition of an existing garage / outbuilding. It would be noted that the resultant property will be smaller in footprint than the total of the existing building and outbuildings which will be removed (full details are set out in the supporting letter). It is clear that the proposal is not disproportionate.

The overall scheme will ensure a more appropriately designed property which will:-

(a) Comply with aims to reduce carbon footprint;
(b) Improve the visual impact on the Green Belt through both alterations to the property and the tidying of the site; and
(c) Ensure that the property development can be used for disabled and complies with regulations as such.

The proposal has been given full and careful consideration to ensure that it enhances the site and its setting, and that the design in scale is appropriate in both in terms of policy and the impact on the surrounding countryside and the Green Belt.

The scheme will benefit the openness, character and appearance of the Green Belt in this location and also constitutes sustainable development.

iii) Design and Access Justification.

a) Use, Amount and Layout of Development.

The property will remain in its existing use as residential. As outlined, the footprint of the proposed building will be less than the existing building and outbuildings. The layout of the dwelling will make it more appropriate for

use for the disabled and more in keeping with the area.

b) Access / Landscaping

Access to the site will remain as existing. Any landscaping will be undertaken as private garden. The levelling out of the internal floor area will ensure that the dwelling will provide convenient access to all users.

Secure windows, doors and locks will be utilised. Alarm systems and, if appropriate, security lights will be fitted.

c) Other Issues.

The development will not have any significant, social or economic impact.