
DESIGN AND ACCESS / PLANNING STATEMENT

Our Reference: 1714
Proposal: Outline application for the erection of new single storey Code 6 CfSH dwelling.
Site: Land adjacent Hoyland Hills Cottage, High Hoyland Lane, High Hoyland, S75 4BA

USE

The site is located within the village of High Hoyland to the South East of Clayton West and to the North West of Barnsley. The proposal is for an earth sheltered eco-home/Code 6 CfSH three bedroom dwelling. The land, before being left vacant, was in agricultural / forestry use and no risk of contamination is perceivable from historic uses on or adjacent to the site. The site lies within the Green Belt and the Area of Borough Landscape Value.

In reference to LUDP Policy GS8 which deals with the construction of new buildings within the Green Belt we propose, in accordance with PPS7 paragraphs 10 and 11, that the special circumstances that pertain in this case is the nature of the proposal; an innovative Code 6 CfSH/eco-home which will be of a design required to be of exceptional quality, to the highest standards in contemporary architecture, significantly enhancing its immediate setting and being sensitive to the defining characteristics of the local area.

In reference to the LUDP Policy GS13 which deals with Areas of Borough Landscape Value the proposal:

1. would not require the loss of any valuable landscape features
2. the design submitted as part of any subsequent reserved matters application should be of a nature, form and design which is sympathetic to the area.

3. the design submitted as part of any subsequent reserved matters application should conserve and enhance the overall character and appearance of the area.

AMOUNT/SCALE

The outline proposal is for a single storey three bedroom dwelling house and provision of 2no parking spaces. It is envisaged that the dwelling will be built into the site and partially earth sheltered, minimising its visual impact and perceived volume. It will have a single southerly aspect.

LAYOUT/ACCESS

It is proposed that the dwelling will be located within a natural clearing in the woodland and that no trees will be deleteriously affected by the proposal. The dwelling, as an eco-home, will be designed to take full advantage of the site's southerly aspect and the site layout will be highly influenced by this.

The site is currently accessed by 2no public rights of way, one which runs in front of the properties known as The Perch and Hoyland Hills Cottage, and one which runs from High Hoyland Hill adjacent the terrace known as Greenland, through an area of woodland, past the proposal site and up to Bank End Lane. This second public right of way is currently used by the local farmer to access his fields by tractor and it is this route that is proposed to provide access to the site from High Hoyland Lane.

LANDSCAPING/ACCESS

The area of woodland to the South of the proposed dwelling is protected by a tree preservation order. No tree is to be felled as part of the proposals and it is proposed that a full arboricultural assessment including method statements and details of tree protection should be submitted for approval by the local authority as part of any reserved matters application following this application.

It is envisaged that any hard landscaping will be porous. Access will be to the standard required by Part M of the Building Regulations.

APPEARANCE

Appearance is one of the matters reserved in this outline application however we propose that in accordance with PPS7 paragraphs 10 and 11 the design should be of exceptional quality and of an innovative nature, to the highest standards in contemporary architecture, significantly enhancing its immediate setting and being sensitive to the defining characteristics of the local area.