NEW DWELLING WITHIN THE CURTILAGE OF ROSE COTTAGE
UPPERFIELD LANE, HIGH HOYLAND

DESIGN AND ACCESS STATEMENT

Rose Cottage is a stone built 2-storey detached house which stands in a plot of land having a total area of 2,260 sq.m. It is not a listed building, and none of its curtilage is within the High Hoyland Conservation Area.

Within the garden of Rose Cottage, and approximately 18 metres from it, is a group of two stone buildings comprising a garage/store approximately 7.5m x 5.5m, and a garden room approximately 4.25m x 2m. To the south of the garage/store is a surfaced forecourt which is used for parking and has vehicular and pedestrian access from Upperfield Lane. The footprint of the two buildings was previously much larger, as is evident on both the 1948 and the 1895 historic maps. Photograph 1, submitted separately as part of this application, which from the childrens' clothing and the pram, was possibly taken around the turn of the 20th century, shows that the outbuildings were two storey dwelling(s) at that time. This is supported by visual evidence of an internal staircase on the north wall of the existing garage/store.

It is proposed to demolish the two outbuildings and construct a two storey dwelling with parking and a detached double garage serviced via the existing access from Upperfield Lane. The whole plot of land will be divided into two, such that Rose Cottage and the new building will be separate dwellings with separate gardens, and Rose Cottage will be provided with a new detached double garage and parking with a new access from Upperfield Lane.

The proposed dwelling and garages will be:-

- within the boundaries of the village of High Hoyland
- within an Area of Borough Landscape Value
- on the edge of but not within the Green Belt.

The UDP Policies which therefore relate to these proposals are:-

- H8D – Infill Development
- H8F – Private Garages/Access
- BE6 – Design Standards
- GS9 – Development Conspicuous from the Green Belt
- GS13 – Areas of Borough Landscape Value
- Supplementary Planning Guidance 3.

Policy H8D recognises that infilling in residential areas can make a valuable contribution to the housing stock and appearance of an area, but planning permission for this type of development will only be given if it would not result in harm to the local environment or the amenities of existing residents, create traffic problems, or prejudice possible future development of a larger area of land. The supplementary guidance note further requires that the site is not protected as allotments or urban greenspace, and that there are no evident physical restraints associated with it. The application site fulfils all of these requirements.

Policy BE6 requires a good standard of design in terms of layout, scale, the use of land around buildings, and detail and materials of the proposed buildings. Policy GS9 similarly requires that developments which are conspicuous from the green belt should not, by reason of siting, materials or design, result in harm to the visual amenity of the green belt. Policy GS13 requires that the nature, form and design of the development is sympathetic to the area and that the overall character and appearance of the area is conserved.

The requirements of all of these policies have been met by the proposals as follows:-

- The scale of the proposed dwelling is considered appropriate in this location by virtue of the existing outbuildings which it will replace, the previous history of these outbuildings as a larger house, and the scale of other existing dwellings in the vicinity.
- Although High Hoyland has an eclectic mix of dwellings ranging from traditional to modern, the traditional route has been followed in this instance, much of the detailing being copied from the adjacent Rose Cottage. The walls will be coursed stonework with reproduction stone quoins, cills, heads and mullions. Windows will be natural coloured hardwood, and roof tiles will be reproduction stone slates. The garages will also be in coursed stone with hardwood windows and reproduction stone slates on the roof.
- The ground floor level of the new dwelling will be in excess of a metre below the level of Upperfield Lane, added to which the existing 2m high stone boundary wall along the back of the footpath on Upperfield Lane will screen much of the development. The ground floor level of the new dwelling will be significantly below that of Rose Cottage from which it will be screened by extensive existing planting.

In addition to the above requirements, Supplementary Planning Guidance 3 sets out the minimum standards for residential amenity. To achieve these:-

- There will be no habitable room windows in the west wall overlooking the garden of Rose Cottage and it is also proposed to erect a 2m high screen wall on this boundary. The windows in this wall serve a utility room and WC at ground floor, and a bathroom, en-suite and landing at first floor.
- There will be a habitable room window in the north wall looking onto Upperfield Lane from the dining room but because of the difference in levels between the dwelling and the road it will, of necessity, be at high level and only for the purpose of letting in light. At first floor on this elevation there will be 2no. windows serving an en-suite and landing, neither of which are habitable rooms.
- There are no other dwellings facing the east and south elevations, therefore all of the habitable room windows have been incorporated into these two walls.
- At a quarter of a hectare, the existing garden of Rose Cottage is very large and when divided into two, will still afford Rose Cottage a total curtilage of 830 square metres of which approximately 20% will be taken up by buildings, and the new dwelling a total curtilage of 1,430 square metres of which approximately 12% will be buildings.

Vehicular and pedestrian access to the new dwelling will be via the existing entrance from Upperfield Lane.

Rose Cottage will be provided with a new, exclusive vehicular access from Upperfield Lane serving a parking/turning apron and a double garage. This proposed facility will be equal to or better than the minimum standards detailed in Supplementary Planning Guidance 3. Pedestrian access to Rose Cottage will continue to be via a gate in the Upperfield Lane boundary wall.