

EXTENSION

CONTOUR HOUSE
HOYLANDSWAINE
SHEFFIELD
S36 7JE

Design Access Statement
September 2025



INTRODUCTION

Introduction

NJ-ARCHITECTS. have been commissioned to prepare proposals for the rear and side first floor extension to the property Contour House, Cooper Lane, Hoylandswaine, Sheffield, S36 7JE.

The proposal comprises the extension to an existing building to deliver three additional bedrooms.

The new owners of the property have a growing family, and it is felt that the current house with two upper and one ground floor bedroom, has an insufficient number of bedrooms in relation to the size of dwelling.

This application seeks full planning permission for the erection of a single storey first floor extension to the rear and part side of the property.

This document outlines the proposed scheme.

Previous Consents

The new proposals have been prepared with reference to the previous applications which relate to the construction of the existing property.

2015/1338 - Erection of dwellinghouse and associated landscaping with new site access, Land adjacent to Guyder Bottom Farm, Cooper Lane, Hoylandswaine, Sheffield, S36 7JE

2013/0745 - Erection of a dwellinghouse with integral garage, and associated landscaping with new site access. Consented.

The site is within the designated Greenbelt, is not in a conservation area and is not listed.

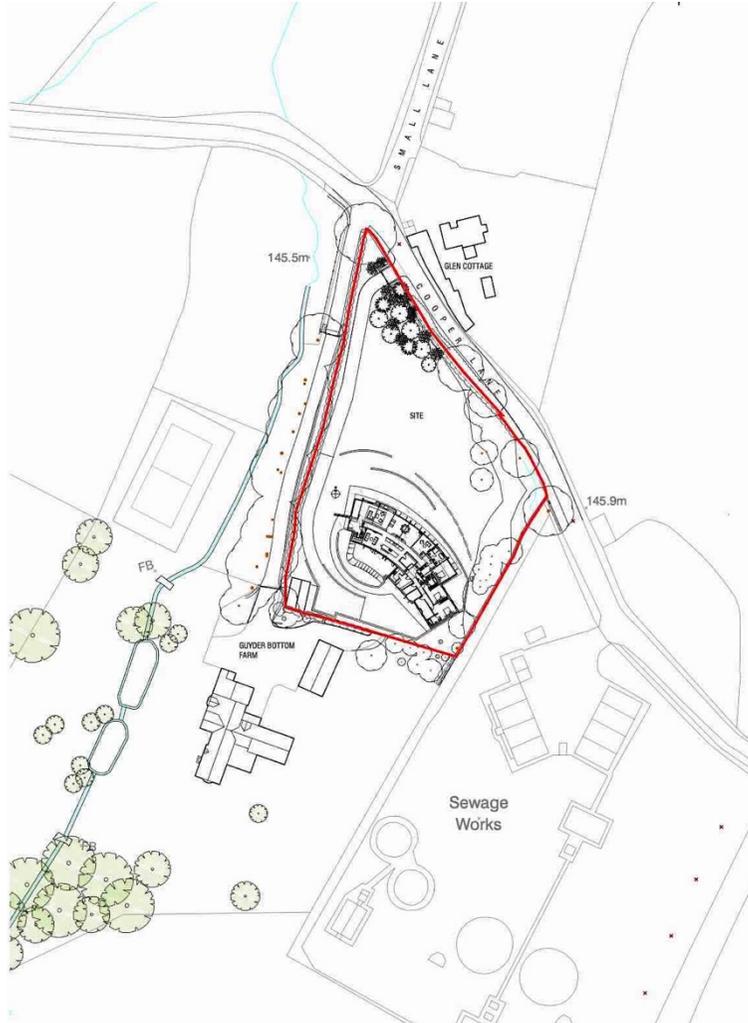
The design must work with and respect the openness of the greenbelt, the countryside location, and the existing group of buildings which are its immediate neighbours.



Site indicating the location of the proposed extension

LOCATION

Site



Existing Building Site Plan

Site

The existing dwelling is located in an area north east of the village of Hoylandswaine in what could be considered as hamlet in its own right.

The nearby street scene comprises of both older and more contemporary style dwellings predominantly located on the northern side of Cooper Lane, with the immediate neighbouring properties of Guyder Bottom Farm and Glen Cottage illustrated opposite. The Sewage Works is located to the east of the property.

Design features vary locally, stone and render are particularly common finishes to both new and old dwellings, but Contour House itself is clad in stone render and timber.

Existing Dwelling

The existing dwelling is of a strong geometric form elevated above its sloping garden.

The original Architects for Contour house described their proposal as follows:

"The curved form of Contour House, with its gently sloping green roof, arose from a desire to visually blend the house into the rural surroundings by mimicking the site topography and in doing so, minimising visual impact in its Green Belt setting.

Set into the hill-side, features such as dry stone wall cladding and a wildflower blanket green roof make this an exceptional and highly original family home.

Completed in Spring 2017, the building envelope was constructed with insulation and airtightness strategies inspired by the Passivhaus low energy building standard, and a number of low energy technologies have been employed, including mechanical ventilation heat recovery (MVHR) and underfloor heating via ground-source heat pump.

In the 2018 regional RICS Awards, the project was Highly Commended by judges in the Design through Innovation category".

The approach we have taken is that the proposed modest extension therefore must complement the existing building and appear as if it was part of the original design.

PROPOSAL

Plans

Proposed Extension

The scale, form, massing have been considered to ensure the extension is both subservient and harmonious with the existing house.

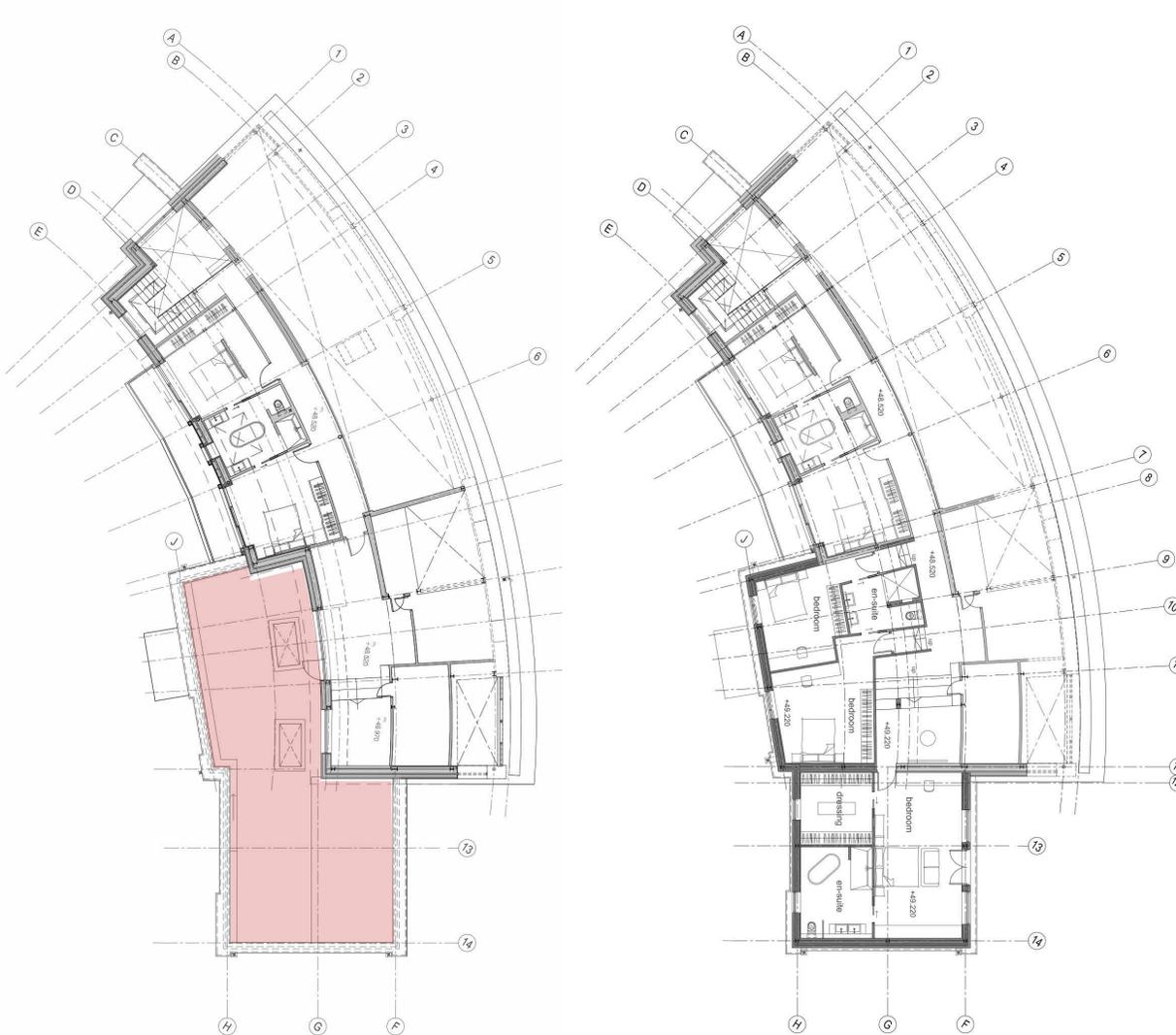
The location of the proposed extension reduces the visual impact. To produce a high-quality extension to the dominant form of the existing building, the proposal is to add a modest amount of accommodation at the first floor rear and part side, onto the existing flat roof structure. This will create a sympathetic and understated addition which delivers three additional bedrooms.

The location and scale of the proposal retains and reinforces the features that contribute positively to the character of the building and its surroundings. The dominant monopitch wing roof is retained with the extension located behind the eaves and to the side. A sloping recessed junction between the angled element of the monopitch and the vertical face of the extension will further retain and reinforce the visual power of the wing.

The appearance and general design of the existing building is retained. The proposed materials for the extension retain and build upon those existing. Onto the existing stone base, is added a light weight timber clad structure.

New openings are carefully placed, with the majority of larger openings following those existing below and facing into the private rear courtyards to the rear and side.

The design proposal is sympathetic to the host building, neighbouring buildings and its setting. The proposed new element does not harm the greenbelt or countryside setting.



First Floor Existing –
indicating area of proposed extension

First Floor Proposed

PLANNING

Policy

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- SD1: Presumption in favour of Sustainable Development.
- D1: High Quality Design and Place Making.
- GD1: General Development.
- T4: New Development and Transport Safety
- GB1: Green Belt will be protected from inappropriate development in accordance with national planning policy
- GB2: Replacement, extension and alteration of existing buildings in the Green Belt

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Section 2 - Achieving sustainable development
Section 4 - Decision making
Section 12 - Achieving well-designed places
Section 13 - Protecting Green Belt land

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations.

Supplementary Planning Guidance

The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking



West Facing - Side Elevation as Proposed

South Facing - Rear Elevation as Proposed

PLANNING

Assessment

Principal Of Development

The site falls within Green Belt. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property, will preserve the openness of the Green Belt and are not detrimental to the amenity afforded to adjacent properties.

The proposal accords with the above requirements.

Scale, Design and Impact on the Character

The scale of the proposed extension has paid due regard to the Architectural intent of the existing building and the desire to maintain the dominant massing of the front of the building to remain unchanged when viewed from Cooper Lane. To achieve this the upper storey to the rear of the house will not be visible above the ridge line of the roof from the angle of the possible viewpoints along Cooper Lane. The part side element is set back considerably from the leading edge of the monopitch roof and as such the new upper element is subservient and regressive.

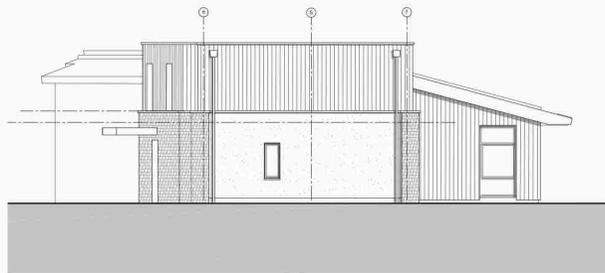
The roof heights would increase from the current eaves and ridge heights; however, the proposed extension would maintain as the dominant feature, the eaves and ridge height of the existing large mono pitched roof.

With alignment of the roof height of the new parapet with the existing eaves of the mono-pitched roof, there a slight height increase compared to the existing roofline, however the proposal would only have a modest impact of the scale of the dwelling.

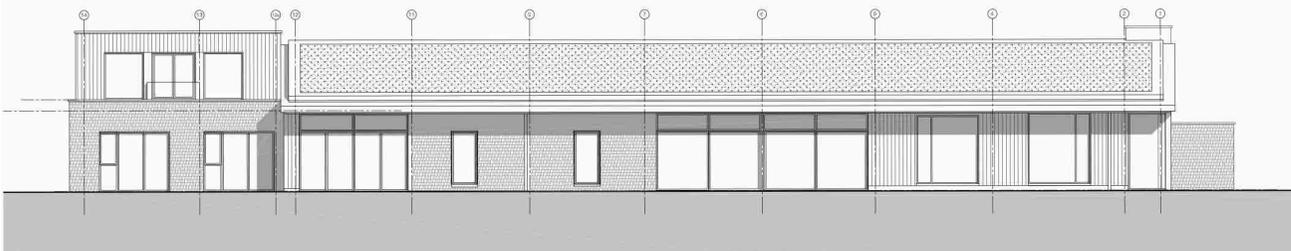
With alignment of the side projection and only a small increase in footprint, the impact of the proposal would be considered as modest.

For Green Belt applications consideration must be given to the overall size of a development in relation to the original dwelling. The original building is large, and the proposed extension is modest and mostly concealed behind the dominant form of the wing roof. Therefore, the proposal would be considered as having a limited impact in regard to the scale and impact on character of the dwellinghouse and its curtilage,

The proposed extension will be timber clad to be of a similar appearance to the existing building, The bulk of the proposed extension would harmonise with the host dwelling.



East Facing - Side Elevation as Proposed



North Facing - Front Elevation as Proposed

PLANNING

Assessment



The proposed extension will not be visible behind the current building.

Impact on Neighbouring Amenity

The proposal would not be detrimental to the amenity of neighbouring dwellings due to its modest increase in size and the dwelling not directly overlooking any neighbouring dwellings. The property to the rear, Guyder Bottom Farm, is located on higher ground behind Contour house and as such does not overlook the location of the proposed extension.

As such there would be considered to be little or no impact on residential amenity.

Highways

The proposed increase in size will have no impact upon the parking provision at the dwelling.

Adequate parking spaces are provided, ensuring the requirements of local Policy T4 and SPD Parking would be met and the proposal would have little or no impact on highways safety.

Conclusion

We believe the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions.

Under the provisions of the NPPF, the application is considered to be a sustainable form of development and therefore should be approved.



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