



Design and Access Statement

155 Weetshaw Lane Barnsley

Introduction

This document has been produced to inform the local authority of the design principles and concepts that have been applied to the above development and why development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users. It demonstrates how the proposed development's context has influenced the design. The Statement explains the applicant's approach to how relevant planning policies have been considered, any consultation undertaken in relation to issues, and how the outcome of this consultation has informed the proposed development. This statement also examines how any specific issues which might affect the proposed development have been addressed.

The level of detail in this Design and Access Statement is proportionate to the complexity of the application; this document has been produced in compliance to items set out in Article 4 of Statutory Instrument 2013/1238 and in line with good practice guidance required for an RIBA Chartered Practice.

This document has been prepared on behalf of **Mr & Mrs. Stewart**, the owners of **155 Weetshaw Lane** in support of a Householder planning application for extension and alterations to the house, in the form of a loft extension and double story extension to the rear.

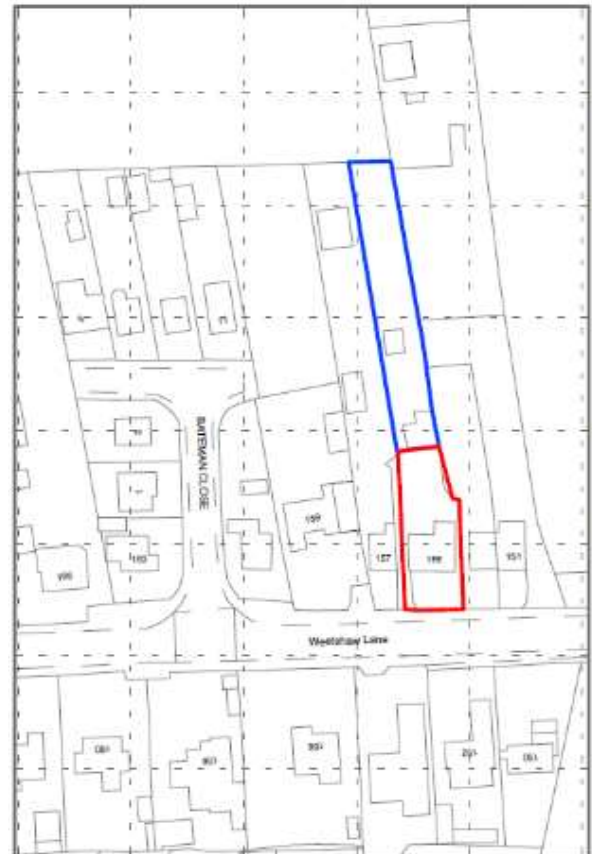
The application site is:

155 Weetshaw Lane
Cudworth,
Barnsley
S72 8BL

Supporting Documents

To accompany this application the following documents have been submitted to the local authority:

HA-21-10-P-DAS	Design & Access Statement
HA-21-10-P-01-Rev 01	Location Plan
HA-21-10-P-02-Rev 01	Block Plan
HA-21-10-P-03-Rev 01	Site Plans
HA-21-10-P-04-Rev 01	Existing Plans
HA-21-10-P-05-Rev 01	Proposed Plans
HA-21-10-P-06-Rev 01	Proposed Elevation





History

Upon the issue date of this document a search available information was undertaken, and the following relevant information was found:

- The property has had a poorly designed kitchen extension to the rear circa 1940. The kitchen extension is of the same materiality and construction of the existing building but with a flat felted roof.
- The property was originally a three-bedroom property which was later altered to a two-bedroom property with the removal of an internal wall and the installation of steelwork circa 1980.
- No Article 4 Directives (Restrictions of Permitted Development Rights) were found.
- No Environmental Restrictions found– Flooding – TPOS – Ecology and biodiversity.
- Local Plan Status- Are there any effects on the current stage of the local plan? – No.

Pre-Application Advice was sought for this application highlighting 5 key areas based on a previous scheme submitted which have now been considered and amended for this application:

1. **The overuse of white render to the front elevation**-The proposal should be sympathetic to the local character.
2. **The addition of first floor bay windows to the front elevation**-An un-balanced design will not be supported.
3. **Overlooking**-The first-floor full length open balcony to the rear of the property will not be supported, overlooking to either side must be considered.
4. **Green Belt** -The total size of the extension should not exceed the size of the original dwelling. The Existing property should form a dominant visual feature of the dwelling as extended.
5. **Parking** -The proposal increases the number of bedrooms from 2 to 4 as such will require space for 2 off road parking spaces.

-Marsden, M., 2021. *Householder Enquiry - 155 Weetshaw Lane, Cudworth, Barnsley, S72 8BL*. [email paraphrase].

Context

The site lies within a compact settlement of 115 dwellings surrounded by open countryside (Green Belt Rated 15/25 within the latest Green Belt Review Arups 2014). Weetshaw Lane is made up of a mixture of styles, ages, sizes and designs of dwelling. To the west of the site lies three large dwellings then Bateman Close, a development of 8 modern houses. To the east are two double story buildings, one of which with a large rear extension. All have long gardens containing various outbuildings set close to the northern boundary. To the south is a mix of single and double story properties with a recent new build bungalow directly opposite, and to the north a long poorly maintained field containing various outbuildings then open countryside. No 151 Weetshaw Lane, has a significant two-story rear extension constructed with windows overlooking the lower gardens of the site but immediate gardens have greater privacy, this is a re-accruing theme to the local area. The building is a two-bedroom bungalow property with a kitchen extension, plant room to the rear, and large open loft space. The character of the existing building is exemplified by redbrick and stone materiality with two large scale bay windows to the front and a main pedestrian entrance to the center. To the rear of the property consists of approximately 0.28 acres of open overgrown field stretching right back to meet the nearby fields. This area has several outbuildings. The property is situated towards the south of the site fronting Weetshaw lane. Access to the site is via an existing driveway turning off from Weetshaw Lane. Boundaries consist of post and rail fencing.



Local Planning Policy

The following planning policies have been considered.

The site is within the Green Belt, as allocated in the UDP proposals maps, and, as such, saved UDP policy GS8E 'Replacement, Alteration & Extension to dwellings in the Green Belt' is relevant. That policy states 'in the case of extension or alteration, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature of the dwelling as extended'. Green Belt Review Arups 2014. Local Plan Policy D1 High Quality Design and Place Making. Plan Policy T4 New Development and Transport Safety. Core Strategy Policy. Adopted Policy Documents – BMBC Local Plan Adopted January 2019. Supplementary Planning Policy Documents- BMBC SPD House Extensions and Other Domestic Alterations Adopted May 2019. SPD HEODA Pt.7. NPPF.

Use

The proposed is an infill development set within large two-story buildings. The proposal creates the space for two additional bedrooms and a home office to this property. The design is a high quality, sympathetic addition to the host building and surroundings over several permitted development additions to the property to create this much required additional accommodation.

Amount / Scale

The properties on Weetshaw Lane are mainly two story, while 159 Weet Shaw Lane is a significantly large bungalow. Thus either a house or bungalow would be appropriate on this site. The proposed bungalow extension will keep the appearance of a subservient property to the immediate neighboring properties to the East and West of the site. It is acknowledged that given the existing hipped roof there is minimal usable floor space within the loft at present. The proposed alterations would result in usable floor space within the roof, however, based on policy and recent appeal decisions, the provision of rooms within the original roof footprint would not count as additional floorspace created as, technically, it is already there. As a result, only the floor space of the ground and first floors of the extension would be counted. The original dwelling (minus the later additions mentioned) measures 94m² Gross External Area. The proposed extension would equate to 61m² Gross External Area. Meaning this application proposes a 65% addition. Therefore, the proposal would comply with policy GS8E in that the proposed and previous extensions would not exceed the size of the original dwelling.

Layout

The application seeks to create bedroom accommodation at first floor level and office and amenity space at ground floor level. The main feature of the existing property is the large panoramic view of open countryside to the rear, the proposal takes advantage of this through a small balcony space to the rear. It has been noted that a full-length open balcony to the rear would create overlooking issues to the immediate private gardens of 153 and 157 Weetshaw lane and would not be appropriate. The application addresses this issue by significantly reducing the extent of the open first floor space to the rear and proposes the addition of large two-meter privacy screens to each side elevation and large two-plus meter privacy screens to the rear elevation. These narrow the field of view inwards and outwards creating privacy to the occupants and to the neighboring gardens. When a 60-degree line of sight is taken from the first viewpoint of the balcony number 153 Weetshaw lane has over 15 linear meters of immediate private garden space that is not overlooked and 157 Weetshaw lane has over 20 linear meters of immediate private garden space that is not overlooked. The proposal complies with guidance outlined in SPD HEODA Pt.7 in that the proposal ensures a reasonable level of privacy to neighboring gardens.

Given the modest pitch and height of the roof this proposal does not create any issues of overshadowing. The extension does not take up a disproportionate amount of garden space.



Landscaping

Landscape principles and details – No additional landscaping is proposed within this application, Existing Landscaping will not be affected by the new extension.

Appearance

The dwelling shall be constructed from the following materials In keeping with Local Plan Policy D1 High Quality Design and Place Making:

External Walls – Red Brick to match the existing (No white render proposed on this application.)

Roof materials - Grey concrete roof tiles

Windows – Grey UPVC

Doors – Grey UPVC

Entrance – Solid OAK Frame

With respect to the architecture /style, design / detail, materials / colors/ textures, the host property would be dominant to the extension and its character maintained through the emphasis of existing characteristics of the host property. The main characteristics of the host property are the two large scale bay windows to the front and a significant centralized entrance feature. The application proposes to renovate and emphasize these features using high-quality materials. It has been noted that the addition of white render would not be appropriate as such this application does not propose any use of white render. Windows line up vertically with bay windows with a new Oak framed entrance to avoid the main existing front entrance of the property feeling a little underwhelming and anonymous. This approach mentality emphasizes existing features of the host property. The application proposes a pronounced soldier course detail where the existing building meets the extension with a full re-point of the existing building to avoid any unsightly connections allowing the extension to be an attractive, blended sympathetic addition to the exiting property.

Access

The proposal will be accesses from the Weetshaw Lane via the existing driveway. The property has ample off road parking for five cars comprising of Three 4.8m x 2.4m spaces on the rear driveway and two spaces within the existing garage. The development proposes no changes to existing access opportunities also providing a safe means of access into the site for both vehicles and pedestrians. Fire and refuse vehicles will have direct access to the property. Accessibility and travel distance – the site lies 75 m from bus stops.



Evaluation & Conclusion

The proposal accommodates reasonable levels of off-street parking therefore does not interfere with highway safety. It ensures that satisfactory off-street parking/maneuvering are provided, in the interests of highway safety and the free and safe flow of traffic and in accordance with Core Strategy Policy.

The proposal repeats the rhythm, symmetry and proportion of the existing building and the existing street scene to work harmoniously with the character of existing dwelling and immediate surroundings. as such, it would not appear an alien feature on the street scene to the detriment of visual amenity.

The proposal addresses any issues detailed within pre application advice and will as such be a positive sympathetic addition to the host property and immediate area in line with highlighted planning policy and planners' comments. Any of the discussed negatives in relation to the development have been considered, amended, and addressed. Any negatives of the application are strongly outweighed by the positives of the proposal therefore it is considered that Planning Permission should be Approved.