

Design and Access Statement.

Erection of 3 dwellings and alteration to cottage to form two dwellings, Old Cubley, Mortimer Road, Penistone.

CONTEXT

Physical context

The Surrounding Area:

The site lies on the edge of the village. Directly to the north are two modern bungalows. High Shay, nearest to the road, has a conservatory facing the site, though the wall of the main dwelling is set 10.2m from the boundary at its nearest point. The garden level adjacent to the boundary is approximately 0.5m above the application site level. Clayfields has a gable wall 6m from the boundary with two windows facing the site. This property is set approximately 1m above the adjoining site level. There is screen fencing along two sections of the boundary, and recently planted leylandii hedging adjacent to the bungalow itself. To the rear (west) of the site are gardens separated from the site by a hedge. Directly adjoining the south western corner of the site is a terrace of three, three storey dwellings, all with windows overlooking the site. Two of these, Nos 6 and 7 Old Cubley are former weaver's cottages, with a Grade II listing. A private vehicular access linking these properties to Mortimer Road runs alongside the southern boundary of the application site. This access also gives vehicular access to the site and a large detached property, 4&5, Old Cubley, to the south. The gable wall of the latter, with one ground floor window, and one first floor window, faces the site at a distance of 7m, though a very high hedge within the application site completely blocks the view.

The Site:

The site comprises a former farm complex, which includes a stone barn with corrugated steel roof directly abutting Mortimer Road, and a dwelling which formerly comprised three cottages, and more recently formed a dwelling in the centre, with storage in the outer portions. This building is constructed in natural stone with stone slate roof. The northern section of the building, a former extension, is in a very poor structural state. A former barn which stood to the north west of this dwelling has recently been demolished having become unstable due to vandalism. The majority of the site is enclosed by dry stone walling.

The land rises 4.6m from Mortimer Road to the rear of the site, though the area occupied by the former barn was cut into the site to provide a level base.

Within the site are a number of hard surfaced areas, including a tarmac drive that runs partially under the canopies of the adjoining poplar trees.

There are currently four vehicular access points onto the site, three directly from Mortimer Road, and one from a private drive which links to Mortimer Road. The remaining barn and boundary walls severely restrict visibility along Mortimer Road. The highway adjacent to the site does not have a footpath, but the road widens out here, and road markings direct traffic away from the boundary wall to provide a pedestrian route. The speed limit on Mortimer Road at this point is 30mph.

Corporate Mail Room
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Barnsley Metropolitan
Borough Council

Planning policies

The following policies have been taken into account in the submission of this application.

National policies are set out in Planning Policy Guidance Note 3. This states as the Governments Objectives that Local planning authorities should:

provide sufficient housing land but give priority to re-using previously-developed land within urban areas in preference to the development of greenfield sites;

The Local Planning Authority has a statutory duty under section 16.2 of the Listed Buildings Act 1990 to have special regard to preserving the setting of listed buildings.

Places, Streets and Movement, A companion guide to Design Bulletin 32 – this sets out sight line requirements for junctions and access points. For an access from small groups of up to half a dozen dwellings or thereabouts onto a road, with a 30 mph speed limit the requirement is 2.0 x 90m.

Regional policy is set out in the Regional Spatial Strategy for Yorkshire and Humberside.

Policy YH7, location of development

1. First priority should be given to the re-use of previously developed land and buildings and the more effective use of existing developed areas within the relevant city or town

The proposed development meets both national and regional policy guidance in that it would contribute to housing needs, on previously developed land, so reducing pressure on greenfield sites.

Local policies

Policy H8 - areas defined on the proposals map as housing policy areas will remain predominantly in residential use.

The site lies within a Housing Policy Area.

Policy H8D planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy T2A - A) all roads, footways, private drives, vehicle manoeuvring areas and points of access serving development must be designed and constructed in accordance with the appropriate standards of the Borough Council. –visibility of 2.0 x 120m can be achieved, together with a 4.5m wide access and an on site turning area for refuse and emergency vehicles.

Supplementary Planning Guidance Note 3 – Infill Residential Development

The development would meet the general criteria a-h as set out on page 3 of the guidance note. Though two trees of limited quality will be removed to enable the garage to plot 3 to be set back behind the dwelling, no other landscape features, or important open space would be lost. The site is large enough to enable a layout that protects the privacy of existing and proposed dwellings, and provides adequate garden areas. The Council's

separations distances to protect privacy and prevent overshadowing of windows are achieved.

For existing residents, a residential use is likely to prove a more neighbourly use than the former farmyard. A satisfactory access can be provided from Mortimer Road, and visibility for the vehicular access to the south and pedestrian safety on Mortimer Road would also be improved. The development would not prejudice the development of any other land, and the setting of the Listed Buildings 6 and 7 Old Cubley would be protected. The guidance is also concerned with physical constraints to a site's development. There are no such constraints affecting this site

INVOLVEMENT OF COMMUNITY MEMBERS

The owners of the nearby dwellings have been consulted and two responses received. A copy of the consultation letter, which was accompanied by a copy of the proposed layout is attached. One raised concerns regarding the use of a private road, which will in fact not be used. The second was concerned that they would be surrounded by development, the relative height of the new buildings, and a possible loss of privacy. Screen fencing has been added to the proposal to protect their privacy.

The Penistone Town Council have also been consulted in accordance with the requirements of the Council's Statement of Community Involvement, but did not wish to comment on pre-application plans.

DESIGN OF THE SCHEME

Following detailed discussions with the Council's Planning Officers the design and layout have been amended to incorporate their advice.

Use

The site lies within a residential area within the village of Penistone, and is therefore housing comprises the most appropriate alternative use. The removal of the farming activities will significantly improve the amenities of the occupants of the adjoining dwellings

Amount

The site is large enough to comfortably accommodate five dwellings with adequate private amenity space, and meeting all separation distances. In fact the density is lower than the 35 per ha normally required by the Council. This would result in 8 dwellings on this 0.24ha site, but such a density would result in development that would not suit the low density character of the area and would adversely impact on the setting of the listed building.

Layout

Accessibility and travel distance – There is a shop and a primary school within 1km of the site, and the main shopping centre of Penistone within 1.4km. There are bus stops on Mortimer Drive and Lyttleton Crescent, 350m from the site. From here the No 21 route provides 2 buses per hour , 28 buses a day to Barnsley via Penistone centre.

Gradients and topography – the access drive is gently sloping (a 1 in 16 slope) and so will allow for easy access for vehicles and pedestrians, including disabled access. The

dwellings will be built to levels that avoid the need for steps at any entrance into the buildings.

The dwelling on plot 5 will be sited 11.6m from gable wall of 4 Old Cubley, which contains two windows, but the intervening high hedge means that there will be no material overshadowing impact on this property. A separation distance of 10m will be achieved between the two side windows of Clayfields and the gable wall of plot 4, and a new screen fence will prevent overlooking from proposed patio doors. While this is less than the normal 12m separation distance, adopted Council policy (SPG3) makes it clear that this standard is not intended to apply to the side windows of an existing property. The dwelling on plot 3 will be sited 12m from the main wall of High Shay. There are only two small, obscurely glazed windows, to a bathroom and a toilet, proposed in the gable wall facing High Shay.

Scale

The most prominent buildings in the vicinity are the three storey listed buildings, which adjoin higher level of the site. The proposed new dwellings will have the third floor accommodated within the roof space, and ground floor levels below that of the listed buildings. They will therefore sit below the level of the listed buildings when viewed from surrounding areas. In addition, while these are substantial new buildings, nearby buildings are also large.

Landscaping

Landscape principles and details – There are no trees within the site.

A hedge to the southern boundary of plot 5 will be retained.

Appearance

With respect to the architecture /style, design / detail - The cottages were retained as part of the scheme as it was considered that they contribute significantly to the character of the area. While altered, the cottages will retain the simple two storey appearance facing onto Mortimer Road with velux lighting to second floor bedrooms. The front elevation of plot 3, facing Mortimer Road, will have a similar two storey emphasis, using velux lighting to second floor rooms. The dwellings on plots 4 and 5 will be of a similar two storey design. Other than patio doors on the rear elevations of the new dwellings, all other fenestration will be of a traditional style with stone heads and cills to reflect the character of the nearby older stone buildings. The scheme has been designed to sit alongside the group of dwellings to the south and south west. No attempt has been made to reflect the character of the bungalows to the immediate north of the site, nor the housing estate beyond.

Materials / colours/ textures – It is proposed to re-use the natural stone from the demolished barn and demolished part of the cottages to build the new extension to the cottages and boundary walls within and on the frontage of the site. New natural stone will be used for the new buildings, and artificial stone slates for all buildings.

Access

The initial scheme has been amended following advice from the Council's Highways Officer, and the preparation of a technical report by Sandersons, a copy of which accompanies the application. Sight line requirements for an access onto a main road, with a 30 mph speed limit, is 2.0 x 90m, and 2m x 120m will be achieved with the removal of the barn and setting back of boundary walls by 0.9m. This will also improve visibility for

the residents using the private drive to the south of the site. Pedestrian safety will also be improved by the provision of a footpath on Mortimer Road, separating pedestrians from the traffic.

Fire and refuse vehicles will have direct access to the properties.