

PLANNING APPLICATION FOR DETACHED GAMES ROOM

116 MANCHESTER ROAD
THURLSTONE
SHEFFIELD
S36 9QW

ON BEHALF OF
JOCELYN PREECE

HERITAGE STATEMENT

DATED: JULY 2023

PREPARED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – THE SITE

1.01 - No.116 is located on the South side of Manchester Road in the village of Thurlstone.

1.02 - As can be seen from the plan on Image 1, the property lies within the Thurlstone Conservation Area (denoted by the blue line and shaded area).

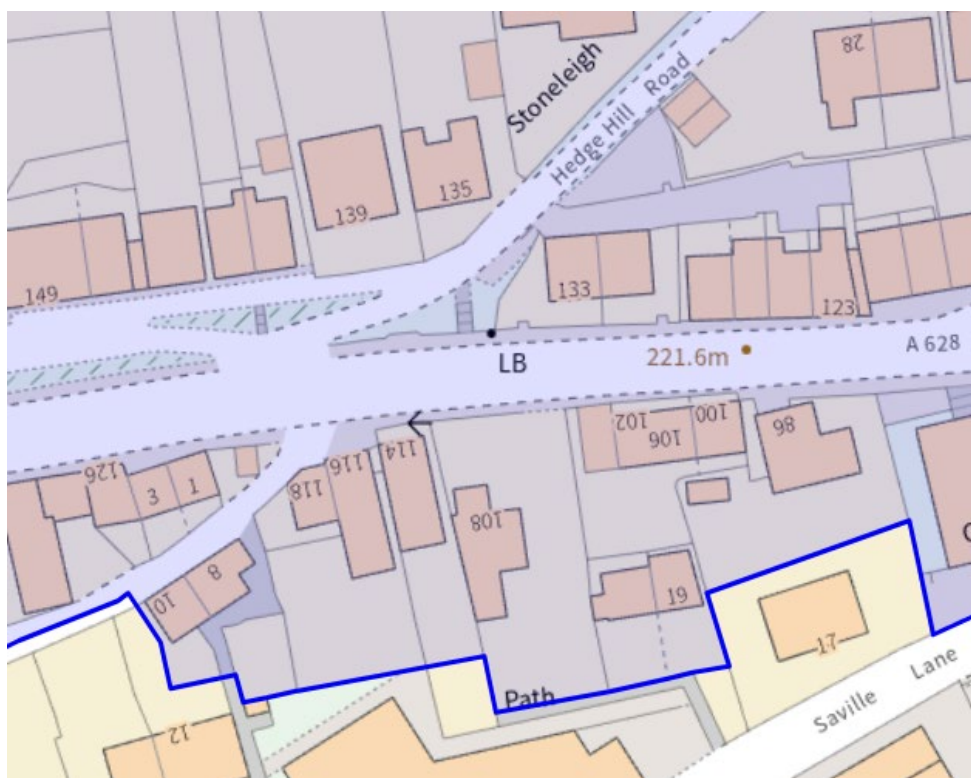


Image 1 - Location Plan Identifying No 116 and the Conservation Area

2.0 – THURLSTONE CONSERVATION AREA

2.01 - The conservation area is dominated by traditional stone buildings, mainly residential. The buildings line Manchester Road, typically without front gardens, particularly on the South side. No.116 follows this pattern.

2.02 - Due to the local topography, properties on the South side of Manchester Road are typically 2 storey to the front and 3 storey to the rear, with back gardens well below the road level. Again No 116 follows this pattern, with a generous South facing rear garden area.

3.0 – PROPOSALS

3.01 - The proposals are to erect a detached building in the rear garden. This building will be used solely as a leisure / games room.

3.02 - The outbuilding will measure 7.951m by 6.122m, and will have a maximum height of 3.613m. The size is deliberately specific to suit the intended games use.

3.03 - The outbuilding will appear as a typical garden structure, being faced with vertical timber boarding.

3.04 - There are no windows, just a single access door, therefore any overlooking issues are avoided.

3.05 - The outbuilding is located to minimise any impact on neighbouring properties. The typical site cross section on the submitted plan demonstrates the level difference to the neighbouring property at No. 118. The ridge of the outbuilding roof significantly lower than the rear yard level of No. 118.

3.06 - The site plan demonstrates that the outbuilding will have no detrimental impact on the neighbours either side.

3.07 - No.116 continues to retain suitable garden and amenity areas, particularly to the East and South of the outbuilding.

3.08 - Photographs 1 to 5 below demonstrate the discreet characteristics of the site. Views of the site are very much limited to the footpath that runs between No 118 and No. 8 Mill Lane, a small dead end lane. This footpath leads down to the site of James Durrans and Sons Ltd, a large industrial complex.



Photograph 1 - No.118 from across Manchester Road. The proposed outbuilding site is directly behind the No. 118 and the trees adjacent. i.e. not visible



Photograph 2 - No.118 from the entrance of Mill Lane. Again the proposed outbuilding site will be behind the gate and associated planting. i.e. again not visible



Photograph 3 - A view to the site from the footpath between No.118 and No. 8 Mill Lane. i.e. not visible



Photograph 4 - A view to the site from the footpath in front of No. 8 Mill Lane. The site is now visible. Neighbours control some planted screening, and the existing boundary wall and fence assist in reducing any impact.



Photograph 5 - A view to the site of the outbuilding from the South boundary. Note the elevated neighbouring property at No.118, and the existing two storey element at the rear of No. 116. The significant boundary wall to the left of the photograph is that to the public footpath.

4.0 - CONCLUSION

4.01 - The proposals for a lightweight timber clad structure will be of no detriment to the Thurlstone Conservation Area.

4.02 - The size and location of the proposals will ensure the outbuilding will have no adverse impact on the Conservation Area setting.

4.03 - The photographs that form part of this report clearly demonstrate the proposed outbuilding will be barely seen from the majority of public vantage points.

4.04 - We therefore trust that Barnsley Council can support these proposals.