

**Proposed New Dwelling
Land adj Fir Tree Cottage
Billingley
Barnsley**

Date Dec 2017
Ref 12.44

DESIGN and ACCESS STATEMENT

This document has been prepared in support of an application for Full Planning Permission for the erection of a new dwelling and garage on land adjacent Fir Tree Cottage Chapel Lane Billingley. The site is extended garden land to Fir Tree Cottage.

Planning History

There have been a number of recent applications for the erection of a dwelling which are relevant to this proposal.

- 2007/1099 – Full Planning Permission for Erection of 1 dwelling with attached double garage.
- 2010/0417 - Full Planning Permission for Erection of 1No detached dwelling with attached double garage (2007/1099 Extension of time);
- 2012/1113 – Full Planning Permission for Erection of 1No detached dwelling with attached double garage (2010/0417 Extension of time);
- 2015/1329 - Full Planning Permission for demolition of stables and single storey lean-to and erection of detached dwelling with attached double garage.

These applications all relate to the erection of a dwelling and are similar to the current proposals. The latest approval ref 2015/1329 remains current and the reason for this application is to undertake a redesign of the dwelling, reduce the overall size and scale, and benefit from better quality external south west facing amenity space.

Proposals

The works involve the removal of timber stables adjacent to the access, improvements to the access and the erection of a two storey dwelling with attached garage.

Assessment/Evaluation

Use

The site is located at Chapel Lane within Billingley Village between existing residential uses. The previous use is extended garden to Fir Tree Cottage. The proposed use is residential.

Planning Policy

The site is allocated as Green Belt within the Barnsley MBC Unitary Development Plan Proposals maps. Billingley is identified as a 'village' within section 7.4 Settlement Hierarchy, of the Barnsley Local Development Framework Core Strategy document.

The National Planning Policy Framework (NPPF) provides additional guidance with regard to development within the Green belt.

Para 80 helps define the Green Belt by outlining its purpose:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*

These proposals for one dwelling are not detrimental to any of the five reasons provided as outlining the purpose of the Green belt.

With regard to appropriate development within the Green Belt Para 89 of the NPPF states that:

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.

Exceptions to this are:

- *buildings for agriculture and forestry;*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- **limited infilling in villages**, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

The proposed erection of a dwelling in a 'village' qualifies as appropriate development and is therefore consistent with local and national planning policy. This is reinforced by the granting of planning permission for similar development of this site in the past.

Amount

The total site area is 0.08 Hectares. The new dwelling has 4 bedrooms and a double garage. It has a footprint of 186sqm and a gross floor area of 290sqm. This represents a reduction of 30sqm of footprint and 42sqm of floor area compared to the previously approved dwelling as illustrated on the site plan ref P10 Rev G.

Layout

The new dwelling is located towards the rear of the site and set back from the Chapel Lane frontage. It has four bedrooms and a double garage with parking space for turning a private car on site. There is a private garden to the side of the house which is enclosed by a hedge and provides 165sqm of private amenity space and a small rear garden to the north.

Access is via a private drive from Chapel Lane.

Compared to previous proposals the dwelling has been redesigned to make better use of its immediate garden space with outlook and private gardens to the west to make best use of evening sun. Although the east elevation is close to the boundary it presents a façade that is similar in size and scale to the previously approved plans with limited obscure glazed window openings at first floor level none of which serve habitable rooms.

Scale

The main part of the new dwelling is two storeys with a single storey wing linking to a garage which is one and a half storeys with in room in the roof space over the garage.

The size and scale is consistent with other two storey dwellings immediately adjacent and throughout the village which features a significant number of larger detached dwellings.

Landscaping

Soft landscaping

There is a semi mature hedge at the rear (north) of the site and one significant tree which could potentially be affected by the works. To assess the impact upon the proposals of the proposals a Tree Survey has been prepared and a copy is included as part of the application documents.

The proposed works will be undertaken outside the root protection area of the Category B Sycamore ref: T1 and it is proposed that the Category C hedge to the northern boundary is removed and replanted to provide an improved hedge boundary, details of which are to be provided as part of a Landscaping Layout at a later date.

Hard Landscaping

Hard landscaping will comprise a mix of gravel and artificial stone flags to path. A specification for external hard landscaping is provided on the drawings.

The driveway and parking areas comprise a tarmac apron at the access to Chapel Lane with a permeable bonded gravel drive leading to a parking and turning area constructed using Marshalls Tegula Priora permeable paving.

Design and Appearance

The new dwelling has been designed in the manner of traditional village housing with the principal building which is two storeys in a wide frontage narrow span format with steeply pitched roofs and smaller attached buildings adjoining.

Good quality materials have been specified and include Bradstone Old Quarried artificial stone slates in diminishing courses with matching ridses to the roof. Verges are to be flush pointed and eaves are formed without fascias and include timber ogee section gutters fixed to the walls with wrought iron brackets and rainwater pipes in cast iron all with black paint finish.

Walling is to be in natural reclaimed regularly coursed flat faced squared stone, flush pointed with lime based grit sand mortar with joints brushed or 'bagged' off to expose the aggregate with the mortar. Principal external corners where shown are to have second hand stone quoins.

Window and door surrounds are to include natural sawn stone lintels, cills and mullions with needle gun finish. Doors are to be in timber with dark oak stain finish. Windows are to have timber frames with dark oak or off white paint finish. All frames to be set into 75mm reveals from the outside face of the stone, pointed in flexible mastic to provide a weather tight seal and over pointed with a mortar fillet.

Involvement

The proposals are a resubmission of an application that already benefits from Full Planning Permission. Further consultation at this stage was considered to be unnecessary.

Access

The proposals utilise an existing access to Chapel Lane which is 3.5m wide. There is a 1.4m wide footpath and boundary walls either side of the access are 1.0m high allowing visibility of at least 2.0 x 35m in both directions. The existing access affords adequate visibility given the limited use of Chapel Lane which is a no-through road and only serves a further 5No dwellings beyond the access to the west.

The proposals include for a permeable bonded gravel finish and include access gates set back 6.0m to allow a vehicle to enter the site and open the gate without having to park on Chapel Lane, causing a potential obstruction. The remainder of the drive will also be in bonded gravel with free draining block paving to the parking and turning areas as described.

Site levels facilitate access for wheelchair users with gradients of less than 1 in 20 and level thresholds to external doorways. Internal design will be compliant with Building Control Part M requirements.

Areas for waste and refuse bin storage are provided on site and bins will be taken to the back edge of the footpath adjacent to the access for collection.

Heritage Assessment

The site is located within the designated Conservation Area of Billingley Village. There is a Conservation Area Appraisal that describes the various elements that help to form its special character including areas of special architectural or historic interest.

The impacts of the proposals upon the Conservation Area are considered:

- The design of the proposed buildings is consistent with the local simple vernacular style and uses good quality natural sandstone and other materials which will allow it to integrate with existing buildings.
- The village includes a mix of larger buildings in large plots and smaller buildings and conversions within tight knit groups. The proposals maintain this theme and relationship between the new and existing buildings whilst the location of the proposed building being set back from Chapel Lane prevents any imposing influence upon existing dwellings or the general street scene.
- The works can be undertaken without affecting any mature landscaping or trees that have protection within the conservation Area.
- The proposals have no negative impact upon long range view into or out of the Village or the Conservation Area.
- The buildings to be removed comprise relatively modern stables in timber with a bitumen felt roof adjacent to the access which contribute little to the Conservation Area.
- The proposals have no impact upon the most historic parts of the village which include the war memorial at the centre of the village or the only listed buildings which are located on the west side of High Street.

It is considered that the proposals have no detrimental impact upon the special character of the Conservation Area, and the design and use of good quality materials could help to enhance the setting by developing an otherwise overgrown area of land within the village.

Summary

The proposals are based upon a similar design to an existing planning consent for the erection of a new dwelling on the site but of a reduced size and scale. They employ good quality materials appropriate to the location and the development of the site as infilling within a village is consistent with local and national planning policy.

As such we look forward to receipt of the councils support with regard to these proposals.



MBooth Design