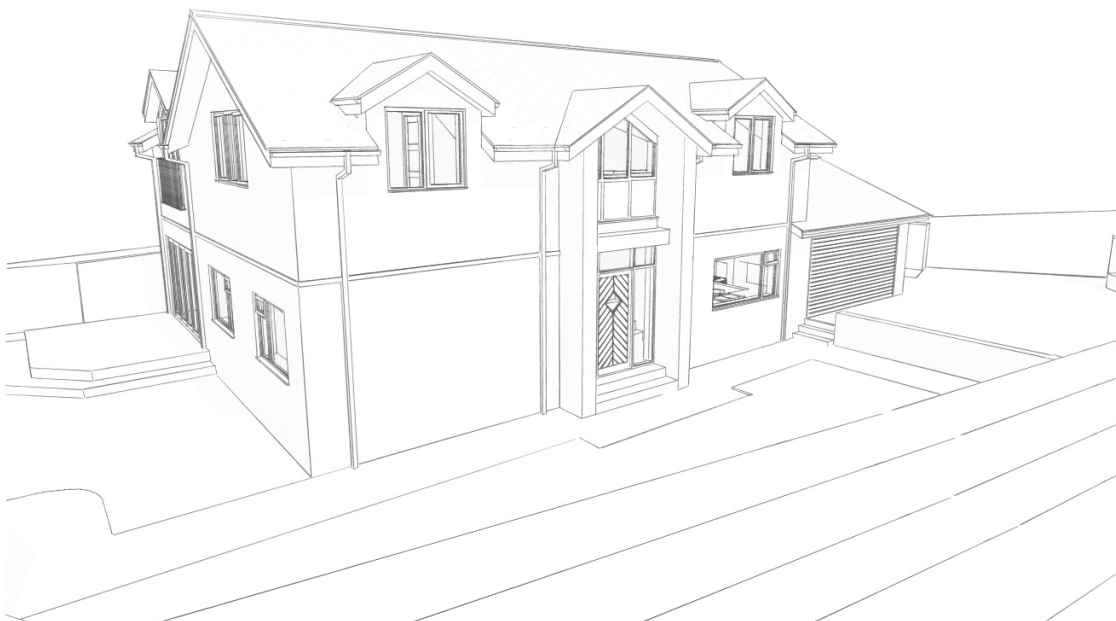


Design and Access Statement

Project: 29 Ben Bank Road, Silkstone Common, Barnsley

Project No: 191

Date: 16th February 2022.



1.0 Introduction

This design and access statement has been produced to support a house holder planning application for the upward extension and alterations to an existing dwelling known 29 Ben Bank Road, Silkstone Common.

This document should be read in conjunction with Bamford Architectural Ltd. drawing no.s 191 (0-) 01 & 02.

2.0 Project Location



The site is located on the south side of Ben Bank Road on the junction with Hall Royd Walk.

The site is accessed from the west on a short track / road.

There is an existing footpath beyond the access point leading to the south.

The property is detached and it is set down from the road level.

The site has no allocation on Barnsley Council's local plan.

Google earth extract

3.0 Site History

Previous planning applications

Application number **2018/1121** was for "Proposed larger home extension projecting rearwards 4.6m by 4m in height to the ridge and 2.8m to the eaves (Prior Notification)". Decision noted as Prior Approval not required. This extension has been erected.

Application number **B/99/1305/PR** was a Retrospective application for a concrete blockwork building for storage purposes. There is no evidence of this building on site.

Pre application advice

No pre application advice has been sought.

4.0 Design

Requirements / brief

The current owner wishes to improve the property as it does not have sufficient space for the family. The proposed upward extension is required to form improved living and bedroom accommodation, to unite the family and provide a safer sleeping arrangement.

Existing

The existing property is a bungalow with 2 bedrooms at one end of the house and a master bedroom in the converted garage at the other end of the property, this results in the children sleeping at the opposite end of the house to their parents, and being at ground floor level is not a desirable arrangement and lacks a sense of security.

Proposed

The design of the upward extensions seeks to utilise the potential of the site and create safe and more regular sleeping accommodation.

A new entrance is proposed, along with internal reconfiguration and a new staircase. The rest of the ground floor will remain as existing with the 2 bedrooms becoming a craft room and media room.

The new first floor will have 3 bedrooms, one master with En-suite and 2 other bedrooms with a communal bathroom.

A well-proportioned landing area has been provided for further study / play accommodation.

Materials

The existing building is formed from random stone with a rendered finish in parts.

The proposed extension will include a continuous natural stone coping, with a rendered finish above. The roof tiles are to match the existing in appearance, as are the windows & doors in anthracite. Anthracite fascia's are to be installed.

The first floor walls, new floor and roof are to be constructed using timber frame. This has improved insulation values over the current requirements set out in Part L of the building regulations documents.

The use of timber frame construction means less weight is applied to the existing structure when compared to traditional construction methods, this results in little to no engineering works being carried out to the existing retained structure.

5.0 Access

Access to the site will be unaffected and there is ample parking.

6.0 Planning policy in relation to design proposals

NPPF

The following points within the NPPF are considered relevant to this application:

Chapter 11 – Making effective use of land.

120. Planning policies and decisions should:

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Chapter 12 – Achieving well-designed places

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

130. Planning policies and decisions should ensure that developments:

a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Barnsley Local Plan

The following policies within the Barnsley Local Plan are considered relevant to this application:

Policy GD1 General Development

Proposals for development will be approved if:

There will be **no significant adverse effect on the living conditions and residential amenity of existing and future residents;**
They **are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;**

They **will not adversely affect the potential development of a wider area of land** which could otherwise be available for development and safeguards access to adjacent land;

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;

Adequate access and internal road layouts **are provided** to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

Any drains, culverts and other surface water bodies that may cross the site are considered;

Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

Any pylons are considered in the layout; and

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of **high quality design** and will be expected to **respect, take advantage of and reinforce the distinctive**, local character and features of Barnsley, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Help to transform the character of physical environments that have become run down and **are lacking in distinctiveness**;

Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;

Provide clear and obvious connections to the surrounding street and pedestrian network;

Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;

Promote safe, secure environments and access routes with priority for pedestrians and cyclists;

Create clear distinctions between public and private spaces;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of **high quality materials**;

Include a comprehensive and high quality scheme for hard and soft landscaping; and Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Planning Policy Conclusion

The NPPF and Barnsley Local plan show the application should be supported.

Clear distance between the proposed and existing buildings are sufficient.

Permitted Development rights.

Although there are some slight variations to the permitted development rules, a similar scheme could be constructed with prior approval, rather than applying for house holder approval.

Building an additional storey on to your house is considered to be permitted development (not requiring planning permission) subject to the following limits and conditions, and an application for the Local Authority's prior approval.

If these limits and conditions are not met, then an application for Householder/Full Planning Permission will be required.

The Current House:

Is not a building containing one or more flats, or a flat contained within such a building

Was constructed between 1 July 1948 and 5 March 2018

Has not already had additional storeys added to it

Is not on Article 2(3) land or a site of special scientific interest*

Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.

Limitations on the proposed development:

Number of additional storeys:

One storey can be added to a single storey house

Two storeys can be added if the house has more than one storey.

Height increases:

The house cannot exceed 18 metres in total height

Each added storey cannot add more than 3.5 metres to the total height

If not detached (e.g. terrace or semi) the total height cannot be more than 3.5 metres higher than the next highest building that the house is attached to, adjoins, or is in the same row as.

The additional storeys must be constructed on the principal part of the house

The additional storeys must not exceed three metres in height or the height of any existing storey in the principal part of the house (measured internally from floor to ceiling)*

Engineering operations must only include works within the existing curtilage of the house to strengthen existing walls and foundations

The materials used must be of a similar appearance to those used in the construction of the exterior of the current house

Windows must not be placed in any wall or roof slope forming a side elevation of the house.

Following completion of development:

The house must remain in use as a domestic residential property

No visible support structures must remain on or attached to the exterior of the house

The roof pitch of the principal part of the house must be the same as it was prior to the development.*

The materials proposed are similar to the rear, but do not match the main material of the existing walling, this is due to the complexity to build stone to match.

The roof pitch of the upper extension is slightly raised to improve water run off.

Other than the minor points above, the scheme could be carried out under permitted development.

7.0 Conclusion:

The proposed scheme makes good use of an under utilised site and future-proofs the house.

There is sufficient parking within the site.

The planning policies have been considered and the design has been developed with these in mind.

A fall back position could be implemented for an upward extension under permitted development.