Re-positioning of Previously Approved Detached Garage, Alterations to Access Drive and Extension of Development Curtilage

Berry Fold Farm
Berry Lane
Howbrook
Wortley
SHEFFIELD
S35 7EJ

DESIGN & ACCESS STATEMENT

1.0 Background

1.1 Detailed Planning Permission is being sought for an alteration to a previously approved application Ref: 2008/0959. This application seeks to re-position the garage, alter the development curtilage and reduce the width of the access road.

2.0 Assessment

2.1 The site forms part of Berry Fold Farm which is redundant to agricultural use.

2.2 The site for the re-positioning of the garage and extension of development curtilage is currently occupied by a steel framed hay barn.

2.3 The hay barn, together with a number of additional outbuildings, is to be removed as part of the existing Planning Consent.

3.0 Evaluation

3.1 The site is located within the Green Belt and subject to normal development restrictions.

3.2 Planning Permission has been granted for the conversion of a redundant stone barn into a single dwelling together with the access improvements and the construction of a stand-alone single storey garage and stable.

3.3 Existing ground levels rise significantly from the existing stone barn towards the hay barn and agricultural land to the south and west. The floor level of the existing hay barn is approximately 3.0m above the floor level of the stone barn.

3.4 Ground levels within the adjoining agricultural land continue to rise to the south sheltering Berry Fold Farm within the landscape.

4.0 Involvement

4.1 Prior to submission of these proposals, an informal meeting took place with Laura Bibby of the Planning Department to discuss the scheme. She advised that, in principle, the scheme may be acceptable subject to justification and drawings to illustrate the comparison between the existing hay barn and the proposed garage, including a cross-section to illustrate the proposed levels and how the proposed garage will be set into the gradient.

5.0 Design

5.1 The existing hay barn is a dominant structure in the context of the original stone farm buildings. Its removal will enhance the openness of the Green Belt and improve the amenity of residents at Berry Fold Farm and the wider public as the hay barn can be viewed from Berry Lane.



Hay barn from Berry Lane



Hay Barn looking towards Berry Lane showing change in level

5.2 The proposed garage has been re-positioned to provide greater enclosure to the parking court and by turning through 90° avoids open fronted garages and parked cars facing Berry Lane.

5.3 Floor levels of the garage have been reduced so that approximately 1.8m is buried below ground on the outer south and west elevations.

5.4 The construction of the garage as shown on the drawings when compared with the outline of the existing steel hay barn on drawing P1 Section A will provide a significant improvement to the openness of the Green Belt.

5.5 The use of natural stone for walling and stone slates to the roof of the garage will enhance the setting of the existing buildings and improve the amenity of the wider Green Belt location.

5.6 The development curtilage has been extended to include a small triangular area of land amounting to 64m². The reduction in overall width of the access drive removes 48m² from the development site area, producing a nett increase of 16m².

5.7 The extended development land does not exceed the footprint of the steel framed hay barn and therefore does not go beyond previously developed land.

6.0 Summary

6.1 The proposals are similar to the previously approved application, Ref: 2008/0959. The re-positioning of the garage which requires a slight extension to the domestic curtilage does not, however, extend beyond previously developed land. Section AA on drawing P1 shows the relationship between the garage and the hay barn, illustrating a substantial reduction in scale and mass which creates a significant improvement to the openness of the Green Belt. The overall increase in the development area has been offset by a reduction in the width of the access drive such that there is a relatively minor overall increase.

6.2 The proposed garage is constructed in similar materials to those previously approved but with stone slates to the roof rather than blue slate. The use of natural materials will enhance the site.

Signed …….

FOR CHRIS CARR ASSOCIATES