

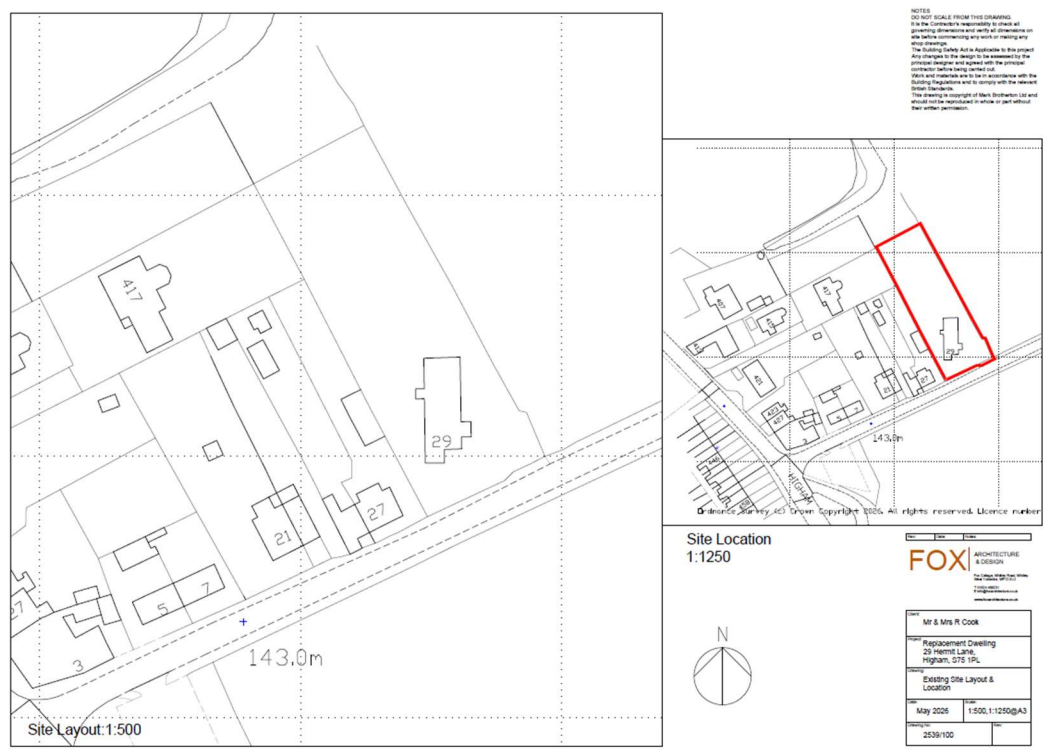
DESIGN AND ACCESS STATEMENT RELATING TO A REPLACEMENT DWELLING

29 Hermit Lane
Higham
Barnsley
S75 1PL

APPLICANT – Mr and Mrs R Cook

May 2026





Application Site

Site Photographs



Existing Arial View



Existing Rear Garden View



Existing Vehicular Approach View



Existing Vehicular Outlook

Background

The development site is owned by the applicant who wishes to develop the site with a more suitable dwelling befitting an expanding family and the sites prominent position and outlook.

Existing Site Parameters

It is proposed to demolish an existing two storey dwelling and replace with a new property on a similar footprint.

The current property was constructed in the 1960s. The house is constructed with a combination of brickwork and coursed stone with a plain tile roof finish

The existing dwelling is orientated to the Southeast and is on an elevated position with far reaching views over farmland to the south and east

The site is bordered to the South by Hermit Lane which is a sloping highway leading to Barnsley.

There is one neighbouring property to the application site, a semi-detached house Nos 25 and 27 Hermit Lane, positioned to the west. The Houses are raised above the level of the application site and orientated to the south with a joint vehicular access off Hermit Lane. There is a short driveway to a single storey garage positioned on the boundary between the dwelling and the application site. Access to No 25 is via the same access which runs across the rear of No 27.

The garage blocks any overlooking from either property

Site Proposals

It is proposed to construct a new two storey dwelling occupying a similar footprint to the current dwelling. The primary outlook will be maintained to the southeast.

The exiting vehicular access to the site will be retained.

The garden to the new house will be a wrap around to the north and west predominantly as the existing dwelling. The current garden meanders through a wooded area to the north of the dwelling. No alterations to the wooded area are proposed.



Proposal Sketch 1

House Proposals

The new dwelling has been designed to meet the council's space about dwellings standards, bearing in mind the existing site constraints

The ground floor is occupied by a family room, lounge and playroom. A home office is also incorporated. The family room leads to the garage dog room and gym.

The first floor incorporates 4-5 bedrooms required for an expanding family with ancillary bathrooms and en suites. The house Utility Room is also positioned at first floor.

Conclusion

The submitted house proposals make appropriate use of a previously developed plot and should be seen as wholly acceptable in planning terms

Mark Brotherton

BA(Hons) Dip Arch RIBA

Director

