

Barnsley MBC
Planning Department
PO Box 634
Barnsley
S70 9GG

20 July 2020

Ref MJB/JP PNJ

Dear Sir

Re: Erection of Self-Contained Annex, The Old Quarry, Common Road, Brierley, Barnsley, S72 9EA

An application for Full Planning Permission has been submitted to Barnsley MBC for the erection of a single storey self-contained annex at The Old Quarry Brierley.

The planning permission for the original dwelling included an attached annex which is occupied by a family member. They have a need for additional accommodation for a further family member who will occupy the proposed annex.

The proposed annex will share the access, existing parking area and some of the private amenities with the existing dwelling as well as having its own private garden area.

Planning History

The site had planning permission in 2014 ref: 2013/0645 for the erection of three detached dwelling but was developed following a subsequent approval in 2013 for the erection of a large dwelling ref: 2016/0302.

The principal of development of the site for multiple dwellings and for the siting of a building on the proposed plot was established by this consent which included a two-storey dwelling on the site where the single storey annex is now proposed.

Proposals

The site has been developed in accordance with the 2016 planning consent and since completion a parking area has been extended to the north east corner of the site which will provide parking for the proposed annex. The total number of parking spaces at the site exceeds 7 No spaces with adequate turning space, which is sufficient for the main dwelling, the existing one-bedroom annex and the proposed two-bedroom annex.

The single storey dwelling is constructed of natural stone to match the existing house with sawn stone quoins at principal external corners. Roofing is blue slate which contrasts with the artificial stone slates of the existing dwelling but matches the existing adjacent terraced houses on Common Road. Rainwater goods are aluminium with black finish to match the house. Windows are Upvc in off white and large glazed frames and Bi-fold doors are aluminium with dark grey finish. The front door will be composite construction with the appearance of vertically boarded medium oak.



Externally paths and the patio will be in Indian stone flags to match the house and a low boundary wall which encloses the garden will be in stone to match the house.

The boundary wall to the site frontage is stone 1.5m high with an access 4.5m wide and automatic gates which are set back 7.5 meters from the back edge of the footway.



Fig 01. View of the site and access from Common Road looking North



Fig 02. View of the site frontage and extg dwelling looking NWest from Common Road.

The footpath level at the site frontage is 93.78 and the proposed floor level of the new building is 94.00 so the proposed building is not elevated and sits at ground level. Most of the elevation facing Common Road will therefore be obscured by the boundary wall.

The roof is hipped to reduce mass and scale. This detail is similar to the roof of the existing annex to the right-hand side of the main dwelling.



Fig 03. View of site from existing dwelling looking south east.



Fig 04. View of site from site access looking north towards parking area beyond gates.

Trees and Hedges

The image above shows the old quarry face to the eastern perimeter of the site and the overhanging tree (T3) which is rooted into the rock above the quarry face such that there are no roots at lower ground level that would be affected by the works.

Drainage and Flood Risk

Surface water drainage from the dwelling and parking areas discharges to soakaways constructed at the rear of the existing dwelling and have proved to be satisfactory. Surface water from the proposed dwelling will be limited to roof water and is sufficiently minimal to allow a connection to the existing soakaway system. All external paths will drain to the ground locally.

Foul drainage will discharge to an existing drain in the gateway which connects to the sewer in Common Road.

The site is Flood Zone 1 in accordance with the Environment Agency flood zone summary maps and has a low probability of flooding. There are no water courses or culverts passing through or close to the site. A Flood risk assessment is not required.

Ground Conditions

A Site Investigation Report was undertaken to determine the ground conditions when the site was first developed and a full copy of the report is available on the council website for the application ref: 2016/0302. A copy of the Executive Summary is included at Appendix A.

The report recommended removal of modest amounts of materials or a capping layer. In the event, surface materials were removed from site and the quarry was partially filled with stone followed by a capping layer of 600mm topsoil. The site now proposed for development was cleared and used as a builder's storage and parking area. This will be cleared and temporary stone fill removed to allow a similar 600mm capping layer of clean topsoil to be laid to all non-surfaced garden areas.

Design and Access

Use

The Barnsley MBC Local Plan Maps shows the site allocation as Urban Fabric. The existing use is residential and the proposed residential use is appropriate.

Amount

The proposed dwelling is single storey, it has two bedrooms and a gross internal floor area of 56.6sqm. The bedroom floor areas are, Bed 1 12.2sqm; and Bed 2 9.0sqm.

Layout

The living space is open plan and appropriate to the type of accommodation being provided. A small west facing patio area with access from the living space gives access to the garden and further shared garden space is available at the rear of the existing dwelling.

Scale

The proposed dwelling is single storey with a height to eaves of 2.67m and a height to ridge of 4.64m. The proposed dwelling sits at a similar level to Common Road and adjacent to two storey dwellings which are elevated. The floor of the existing dwelling on the site (92.300) is 1.7m lower than the floor level of the proposed dwelling (94.000), but because the proposed dwelling is single storey, its eaves level is lower than that of the existing house.

The scale is considered to be appropriate.

Landscaping

The site includes a backdrop of mature trees which will be unaffected by the proposed works. The private garden areas will be planted however, the proposed dwelling occupies a plot which is devoid of existing trees and no significant structural planting is considered to be necessary.

Appearance

The proposed dwelling is built of stone with quoins to external corners and with windows and doors of a similar design to the existing dwelling. Because of its scale and to provide some contrast the roofing is blue slate which matches the existing terraced houses on Common Road. The hipped roof is similar to the hip design of the single storey wing of the existing dwelling on the site. The modern fully height glazing adds a contemporary appearance which is inward looking maintaining privacy from public space whilst enhancing the external appearance of this modest annex.

Access

The existing access which is 4.5m wide with security gates fitted 7.5 meters in to the site from the back edge of the footpath. It provides visibility sight lines in excess of 2.0 x 70 meters and has 2.0m pedestrian inter-visibility sight lines at the back edge of the footway. The site provides parking for at least seven cars and adequate manoeuvring space to allow turning within the site.

The access was originally designed and approved to serve 3 dwellings under planning application ref: 2013/0645 and the geometry of the access is considered sufficient for the limited intensity of additional traffic movements that will be created by the annex.

The site levels do not allow level approach to be provided however a stepped approach that complies with the requirements of ambulant disable access can be achieved.

The proposed dwelling is close enough to Common Road to be served by a fire appliance with a 40-meter hose. Waste and recycling bins will be taken to the kerb edge for collection and a bin storage area is provided on site.

Summary

The proposals are intended to satisfy a requirement to provide living accommodation for elderly relatives to maintain a degree of independent living in an environment where help and assistance can be provided. The proposed annex can be accommodated in accordance with all relevant planning policies and we look forward to receiving the councils support with this application.

M J Booth

MBooth Design

Appendix A

Extract from Site Investigation Report by Eastwood and Partners dated 10 March 2016

1.0 EXECUTIVE SUMMARY

1. The site is located to the north of Common Road in Brierley, around 8 km north east of Barnsley Town Centre. The site has an area of around 0.3 hectares and is centred around grid reference SE 413 110 (441305, 411008). The site is rectangular in shape on plan and slopes down towards the north north-west away from Common Road. The proposed development is to comprise one residential property of conventional construction with a private garden and driveway.
2. Currently, the site is unoccupied and comprises an old quarry which is overgrown with scrub trees and shrubs. Areas of tipped material were present, especially at the south-west corner and the eastern side of the site. Historically, no previous uses are indicated on the site, although it has been used as a sandstone quarry at some point in the past, with a high wall running along the northern side of the site. The surrounding land is predominantly residential in nature.
3. The geology beneath the site is indicated to comprise the Brierley Rock sandstone of the Middle Coal Measures.
4. Precautions against the effects of shallow coal mining are not considered to be required.
5. The Environment Agency flood maps indicate the site does not lie within a flood zone.
6. Topsoil/ made ground was encountered across the majority of the site overlying possible made ground (which was probably locally reworked natural ground) of sandy gravelly clay and clayey sandy gravel and cobbles of sandstone. Below these deposits, hard strata was encountered in two of the trial pits at depths of approximately 3 m bgl, which is considered to be bedrock in the base of the quarry.
7. Groundwater was encountered in TP2 in the north of the at 0.6 m with a fast ingress into the pit. This pit was within the lowest area of the site, and the water is likely to be the result of perched surface water collecting at the base of the current slope above the hard bedrock.
8. The site currently drains by infiltration into the natural ground, and it is proposed to maintain this arrangement within the proposed development. Ponding of surface water on the site is not apparent, although some perched water is currently present within the ground. However, this is likely to soakaway through the underlying bedrock. A soakaway test was undertaken within the sandy deposits in the south of the site which worked satisfactorily, although this may have been within fill materials. Further testing may be necessary to prove the available

infiltrations rates within the bedrock, but is currently considered that infiltration drainage will be suitable for the development.

9. It is proposed to keep the finished floor level of the house below the level of Common Road, with a limited amount of cut and fill required to create a level development plateau. It is expected that there will be approximately 3 m of made ground below the house, with hard bedrock below. Therefore, trench fill footings can be used. Alternatively simple concrete pads, or short piles could be considered with ground beams spanning between.
10. Precast concrete ground floors are recommended with a 250 mm high ventilated void below.
11. No radon precautions are required.
12. A negligible risk of gas generation may be presented by the made ground on the site, However, the plot is to use a suspended ground floor, with a ventilated void below. This is considered adequate to mitigate the risk of gas entering the dwelling and no other protective measures are proposed.
13. The current topsoil/made ground on the site contains elevated concentrations of PAH compounds, including benzo(a)pyrene. It is recommended that a 600 mm capping layer of topsoil is placed above the existing material where it remains on site. Alternatively, the existing site won material can be excavated and removed.
14. The topsoil/ made ground would be assigned a Design Sulphate Class of DS-2 and an ACEC class of AC-3z. The made ground would be assigned a Design Sulphate Class of DS-1 and an ACEC class of AC-3z, due to the low pH levels recorded.
15. Should any unusual, brightly coloured, ashy or odorous material be encountered during construction this should be brought to the attention of the site staff and investigated.
16. The conclusions made in this report in relation to contamination are subject to agreement by the approving bodies such as the Local Authority and any warranty provider.