DESIGN AND ACCESS STATEMENT – ERECTION OF TWO STOREY EXTENSION TO ROSE COTTAGE, HIGH STREET, BILLINGLEY.

CONTEXT

Physical context

Surrounding: The property lies within a residential area in the small village of Billingley. There is housing to either side, to the rear, and facing the site across High Street. To the east is Grange Farm whose front windows are at a distance of 29m from the site boundary, with an intervening wall and hedge 3m in height. To the north, set at a higher level, is The Croft Farm. This has two ground floor windows in its gable wall facing the site, but at a distance of 25m from the site boundary. Directly to the west, behind Rose Cottage, is a drive and detached garage on land approximately 1m higher than the application site. To the north-west is Holly Cottage, whose front windows do not directly face to wards the site. In addition there is an intervening screen of trees, and the separation distance is 20m to the site boundary.

Buildings / character - A Conservation Area Appraisal has been prepared for the village. This advises that sandstone is the predominant building material used in the Conservation Area. Many buildings were originally farm structures such as barns and workers' cottages. This has in most cases produced a simple vernacular that was suited to the building's original use. The majority of buildings are stone-built, two storeys with pitched roofs covered in Welsh or blue slate.

To the southern end of High Street (the location of Rose Cottage) the buildings are grouped closely together and have less private space as a result. This arrangement of buildings at the southern end of the High Street gives a strong sense of enclosure to the street and provides a contrast to the character of other parts of the village. Almost all buildings on High Street are stone built.

Access routes - High Street is the main road through the village, linking up with Middlecliffe and Great Houghton to the north, and the A635 Barnsley to Doncaster road to the south.

Access to local services / transportation - There are no shops in the village. There is a post office and a general store in Middlecliffe, a distance of 1.2 km from the site.

There is a bus stop and bus shelter adjacent to Rose Cottage. From here the 68 service runs at two hourly intervals to Barnsley.

There is a bus stop at the junction of Billingley Lane End with the A635 , 0.8 km from the site. From here the X19 operates an hourly service in each direction between Barnsley and Doncaster, while the 218 operates an hourly service between Rotherham and Barnsley.

From Middlecliffe Post Office, Service 68 operates an hourly service to and from Barnsley. In addition, the 219 service from Barnsley to Doncaster runs through Middlecliffe every half hour in both directions.

Any special designation - the site lies within the Billingley Conservation Area, for which a Conservation Area Appraisal was adopted by the Council on 30th June 2008. This states

that the main aspects of the Conservation Area that contribute to its special character include:

• The traditional vernacular style of the original converted farm buildings and cottages that give the village its rural farm village character.

• The predominant use of natural sandstone as a building material gives Billingley a significantly different character from that of other settlements in the surrounding area.

• The spread of buildings which consists of large buildings in large plots interspersed with smaller barn conversions and groups of buildings in close knit groups.

Site:

Rose Cottage is a detached two storey property with its main garden space to the southern side. It is constructed in natural stone, with welsh slate roof. On the boundary adjoining High Street is a stone wall approximately 1m high.

Access is taken from a private drive shared with Holy Cottage, which opens onto High Street. Parking is currently available at both the front and side of the cottage.

Natural features – there is a beech hedge to the rear of the site, but no trees on or adjacent to the site.

Topography / gradients – while the site itself is level, ground levels rise from the road, and the rear boundary of the site is supported by a retaining wall. The land directly to the rear of this boundary is approximately 1m above the site.

Social context: information about

any potential overlooking / overshadowing from the site - The habitable room windows in Grange Farm are at a distance of 34m from the proposed extension , with an intervening wall and hedge 3m in height. The gable wall of The Croft Farm facing the site includes two ground floor windows, 26m from the extension. The windows in Holly Cottage to the west are not directly facing the site, there is an intervening screen of trees, and the separation distance is 26m to the position of the proposed extension.

Economic context

No jobs will be created other than in the building process.

Planning policies
Do the relevant national, regional and local policies appear to be referred to?

National Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 includes a statutory requirement that planning authorities should have special regard to the desirability preserving or enhancing the character or appearance of a Conservation Area.

Detailed guidance is set out in Planning Policy Guidance Note 15, Planning and the Historic Environment.

Local policies

The site lies within an area allocated as Green Belt and Area of Borough Landscape in the Unitary Development Plan, and within the Billingley Conservation Area.

UDP Policies H8E, GS8E,GS9, BE1 and BE1A are relevant to this proposal, as is Supplementary Planning Guidance Note 4, House Extensions.

A Conservation Area Appraisal has been prepared for Billingley and approved by the Council.

INVOLVEMENT OF COMMUNITY MEMBERS

The owners of the nearby dwellings have been consulted and a copy of the letter, with addresses, is attached. In addition Billingley Parish Council have also been consulted in accordance with the requirements of the Council's Statement of Community Involvement. The occupiers of Holly Cottage would object if scaffolding were to be placed on the access to their property. The Parish Council have no comment at this stage.

EVALUATION

Is it clear how comments have been taken into account? – the issue of the means of construction of the extension is not a planning consideration. However, given the width of the shared access to Holly Cottage, there would be more than enough space for a fire engine to pass should scaffolding intrude onto the access.

There are no constraints on development from a physical, social or economic context.

Are constraints from any relevant policies identified? – the development must preserve or enhance the character or appearance of the Conservation Area. The total floorspace of all extensions must not exceed 100% of that of the original dwelling.

DESIGN OF THE SCHEME

Use
This is a residential development within an established residential area.

Amount
is there justification for:

How much development is proposed (number of dwellings or floorspace) – the proposed two storey extension, 4.28m x 3.3m, will cerate additional floorspace of 28.24m^2. Taken in conjunction with previous demolitions and extensions this falls below 100% of the original dwelling. This is explained in the file note attached, which was prepared by the Council's Design Officer following pre-application discussions on this proposal.

Scale

The size of the proposal, together with the set back of the front wall and lower ridge height, results in an extension that is subservient to the main dwelling.

Appearance

The simple design reflects the vernacular style of the dwelling. The fenestration, with sandstone heads and cills, matches the existing. The walls will be in coursed natural stone to match the existing, and matching welsh slates will be used on the roof.

Access

No alterations are proposed to the existing access.

Philip Errington - Chartered Town Planner. Planning Appeals and Advice

Philip Errington, BA, Dip. TP, MRTPI,
21,Staincross Common,
Staincross,
Barnsley,
S75 6JD

01226 384241
gperrrington@blueyonder.co.uk

9 February, 2009

Dear Sir / Madam

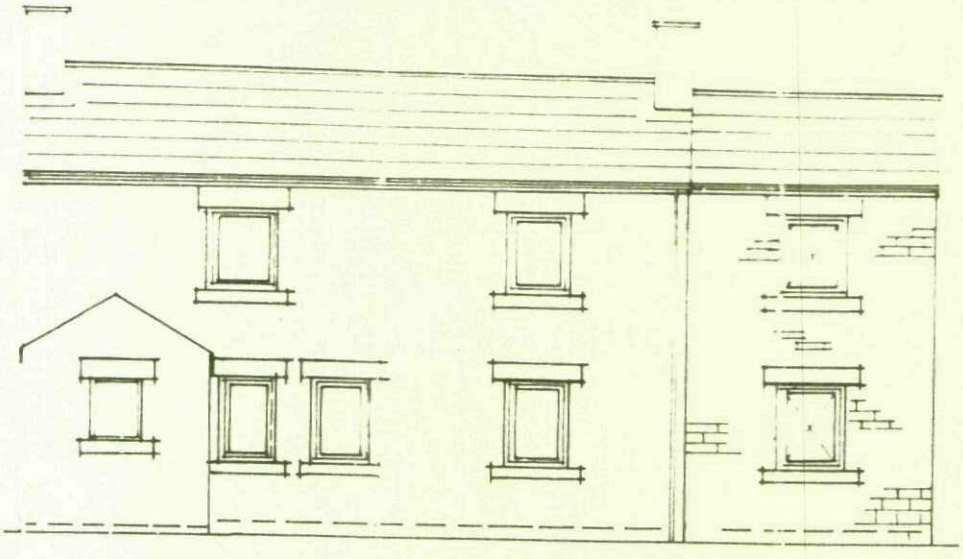
Re. Erection of two storey extension to the side of Rose Cottage, High Street, Billingley.

Before submitting a planning application for the above development, my client Dr K Heward wishes to know if you have any comments on the proposal so that she can take these into account before submitting a formal application to the Council. Any comments should be in writing, and should reach me within three weeks of the date of this letter. For your information I have included copies of a site plan, front and rear elevations on the reverse side of this letter.

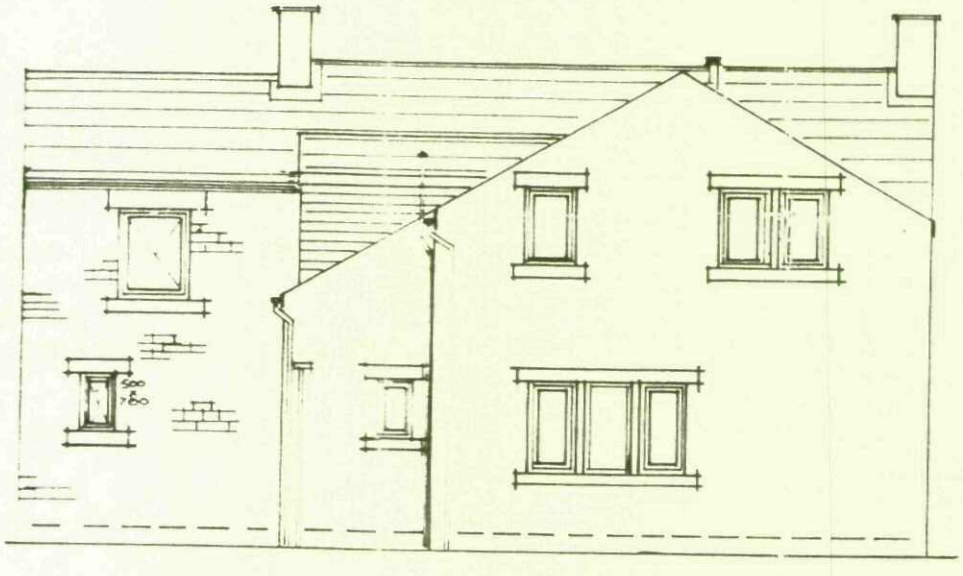
Yours Sincerely,

Philip Errington

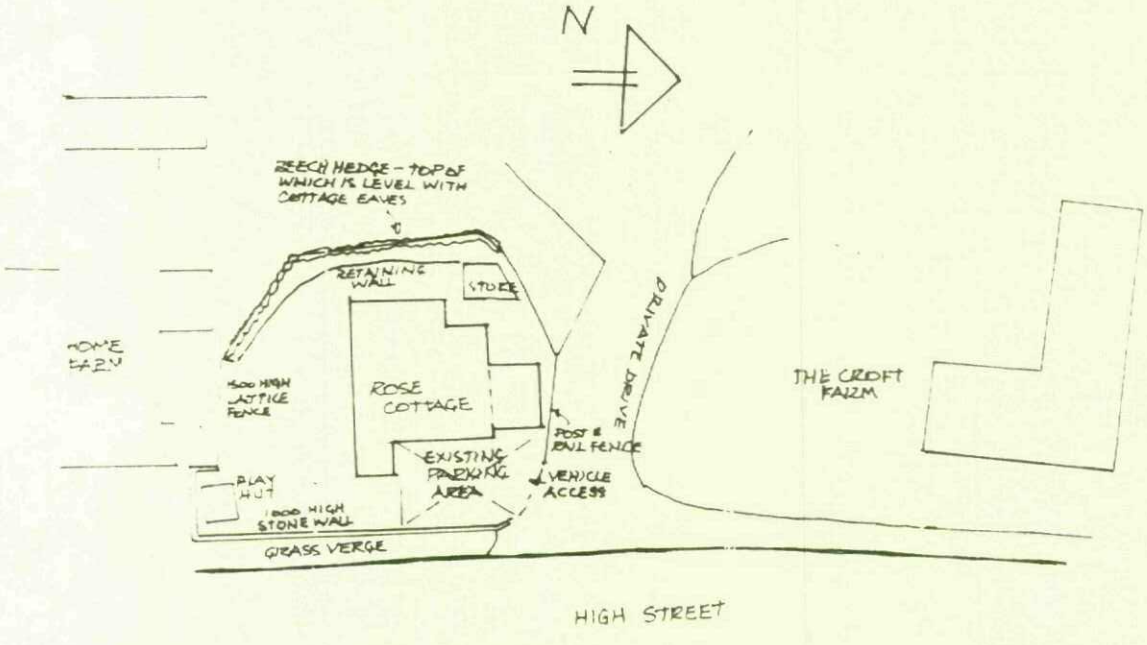
RTPI
mediation of space · making of place



FRONT ELEVATION



REAR ELEVATION



The Occupier,
The Croft Farm,
High Street,
Billingley,
Little Houghton
BARNSLEY
S72 0HY

The Occupier,
Holly Cottage,
High Street,
Billingley,
Little Houghton
BARNSLEY
S72 0HY

The Occupier,
Grange Farm,
High Street,
Billingley,
Little Houghton
BARNSLEY
S72 0HY

The Occupier,
Home Farm,
High Street,
Billingley,
Little Houghton
BARNSLEY
S72 0HY

The Occupier,
Dial House,
Chapel Lane,
Billingley,
Little Houghton
BARNSLEY
S72 0HZ

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S75 6JD

01226 384241
gperrington@blueyonder.co.uk

9 February, 2009

Dear Madam

Re. Erection of two storey extension to the side of Rose Cottage, High Street, Billingley.

In accordance with the requirements for a Design and Access Statement and the Council's Statement of Community Involvement, my client Dr K Heward wishes to know if Billingley Parish Council has any comments on the above proposal so that she can take these into account before submitting a formal planning application to the Council. Any comments should be in writing, and should reach me within three weeks of the date of this letter. For your information I enclose a drawing showing the front and rear elevation and location plan.

Yours Sincerely,

Philip Errington

Billingley Parish Council
Mrs. V. Nock,
7 Honeysuckle Close,
Darfield,
Barnsley
S73 9JT

RTPI
mediation of space - making of place

BARNSLEY
Metropolitan Borough Council

NOTE FOR FILE

Subject : Rose Cottage, High Street, Billingley

File Ref : T/HR/64

Site meeting to discuss potential for extension and revised parking arrangements 19 June 2008, with owner, Don Baker (agent) and AMS

Plans are to extend dwelling from north gable to provide extra bedroom above study/living space. This would involve relocating parking area to front of dwelling behind existing stone wall. Point of access into plot from shared drive unaffected, but angle of access altered.

Work involves removal of stone wall approx 1m high in Conservation Area, not abutting a highway. Circ.01/2001 s.31 (1) (b) allows this. Rebuilding the wall and gates on new line and all below 1m high would be allowed under Part 2 Class A GPDO. Also involves possible minor changes to access off the private drive under Part 2 Class B GPDO, and creation of surfaced parking area (Part 1 Class F GPDO). Highway across site frontage is bus route and possibly classified road, but access is from a private drive, not the highway..

It appears to me that the above works are all permitted development.





The major issue is the amount of previous extensions. Billingley Village lies entirely within the green belt where UDP Policy GS8E limits extensions to 100% of the original dwelling size (in floor area). This dwelling already has had a significant rear extension which appears to have taken up the bulk of this allowance. The rear extension replaced an existing lean-to which was demolished with conservation area consent. Refs: B/97/921/HR and B/97/922/HR/CA.

I will inspect the approved and existing plans and/or calculations of floor areas if available on previous application, to establish what increase might be possible.





The application file reveals that the original dwelling in 1997 with its lean-to or "catslide" rear projection had a total floor area of 109.93m². The approved extension was 72.34m² in area. This would allow further development of 37.59m², which would allow a 2-storey extension, say 4.3m deep and 4.2m wide, a total of 36.12m². This would allow a set-back on the front elevation of 300mm. In fact, the width of the extension may be controlled by what is available on site. The policy restrictions are not the deciding factor.

Signed Archie Sinclair.....Date 23 June 2008

Circulation.....
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Planning and Transportation Service
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