D1 PROPOSAL: Outline (All matters reserved) - 5th Dec 2023 – v3 - Aidan Woodrow

Ref: SCBOUT - 1) Land adj (South front) Surrey Close, Barnsley, S70 4NB
(D1) One 115m² Energy Efficient Detached 4 Bedroom 1.5 Storey Dormer with conservatory

D1) 1.5 Dormer DESIGN STATEMENT:

2) GROUNDS: Land adjacent (West) of Surrey Close at the end of the cul-de-sac.
Plot approx. 350m²

Footprints:
Dwelling: (D1)
External dwelling footprint dimensions: 7.106m x 10.106m (72m²)
Conservatory footprint dimensions: 3.65m x 3m (11m²)

Foundations: 83m²

Hardstanding areas: Water permeable hard solid surface
Parking: (PS) (with double gates) up to 2 cars 35m²
(HS1) 19m²
Pathway: (HS2) 80cm wide: Paving Slabs or similar 21m²

Total: 75m²

Garden: (G1) Approx. 192m²

Topography:
The site in question rises 2m spanning 35m from North to South
A gradient of (3.3°) 57mm rise each 1 metre therefore 855mm over 15m
To compensate for this drop levels have been created as follows:
Initially 1x 171mm step + 171mm rise through front door as standard (342mm)

1x 171mm step down between kitchen/hall and lounge/dining room (171mm)
2x 171mm steps down in to conservatory (0, -171mm)
4x 171mm steps down in to back garden (-342, -513, -684, -855mm)
Insignificant partial slope down spanning foundations from East to West:
Brick built up to the required height

Landscaping:
Neighbours: Brick walls, hedges, few trees, concrete post wooden fencing

Boundary:
North: (F1) 1.8m high picket fencing (with ability for hedgehogs etc to pass through)
(BH1) New evergreen & maintained bushes/hedges 90cm wide & 1.5m-1.8m tall
East: (F2) 1.8m fencing meeting rear of house
South: (W1/2/3) Walls:
Depth: 1 brick length ways. Height: 90cm. Brick Pillars: 1.2m high
Style/Colour: Same as house bricks
(BH2-4) New bushes/hedgerow maintained up to 90cm wide & up to 1.5m tall
West: (BH1) New evergreen & maintained bushes/hedges 90cm wide & 1.5m-1.8m tall
(T1/2/3/4) New trees (See (5) ecology)

Vehicle Access:
Via Surrey Close

Parking: Off-road (PS)
Outside property for 1-2 cars at end of existing cul-de-sac

3) DWELLING: (D1) 1.5 Dormer

Neighbours:

Surrey Close: Red brick construction with Gable roofs approx. 7.5m high
Highstone Avenue to the West: Red brick construction with Hip roofs

Design Specifications:

Low profile Dormer (2 separate front elevation, block to rear) to reduce impact on surrounding houses plus highly energy efficient
Airtightness: Target of 1 ACH@50 Pa or less

Foundations: Step foundations to compensate for slope

Radon: https://www.ukradon.org/information/ukmaps
Radon is a naturally occurring gas emitted from the ground everywhere. Regardless of its concentration mitigation measures should be taken, especially those with improved air tightness, as it is easier and more effective to implement on new builds.
Minimum double layer membrane + optional sump.

Future-Proof Energy Efficiency Properties:

Insulated floor

External Walls:

Ground floor: (353mm full perimeter total depth)

Material: Brickwork (103mm wide + 150mm Cavity + 100mm breeze blocks)
Style: Conventional common bricks. eg. Selbourne, Chesham etc.
External Colour: Red modern multi bricks similar to neighbours

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

Cavity Insulation: 150mm U-Value 0.032 or lower (eg. EPS)
Ceiling Insulation: 200mm U-Value 0.044 or lower (eg. Glass Mineral Wool)

Upper floor: (250mm full perimeter total depth including up to 150mm insulation)

Material: Same as sloped pitched roof so it blends in (see below)
Style/Colour: Same as pitched roof so it blends in (see below)
Fascia, Soffit, Barge-board, Dry Verge Caps: Also anthracite grey to blend in

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

Cavity Insulation: 150mm U-Value 0.032 or lower (eg. EPS)
Ceiling Insulation: 150mm U-Value 0.032 or lower (eg. EPS)

4) Internal Floor Space:

Ground floor: (A three level system)

Internal dimensions: 6.40m x 9.40m (60.2m²)

Tier 1: Lowest Geographically to the North
- Conservatory: 3.65m x 3m (11m²)

Tier 2: Middle / Ceiling Height: 2.471m
- Living Room (17.7m²)
- Dining Room (12m²)

Tier 3: Highest floor elevation to the South / Ceiling Height: 2.3m
- Kitchen with Utility area (13m²)
- Hallway with under stairs storage (8m²)
- Bathroom (Toilet, bath, shower, basin, storage) (6.8m²)
- Second toilet with basin and towel rail (1.6m²)

First floor: (Ceiling height: 2.3m) Always in short supply 4 bedroom housing stock

Internal dimensions: (44.5m²)
- Master Double Bedroom (12m²)
- Bedroom 2 (10.4m²) / Bedroom 3 (8m²) / Bedroom 4 (8.15m²)

Total Floor Space: 115.7m²

WINDOWS:

Neighbours: Predominately conventional smooth white. Double glazed.

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

U-value: Approx. 0.7 or lower

Glazing:
- Double/Triple Glazed Argon Filled
- Pilkington K Glass™ S, low-emissivity soft coated or similar

Style: Optional. Standard, French. Etc

Frame: uPVC

Colour / Finish: Anthracite or White / Grained effect or Smooth

North Side:

Downstairs: Living Room: 240x128, 0.8m elevated 2 openings

Upstairs: Bedroom 3 & 4: 70x100, 1.1m elevated.

If the separation distances are still not deemed sufficient/a deciding factor:

Use level 5 obscured with restricted to 90 degrees opening angle & add ceiling/roof skylights. Will also shed more light throughout the year compared with North facing windows. Better view too.

East Side: None

South Side:

Downstairs Bathroom: 150x52, 1.56m elevated non-opening level 5 obscured glazing

Downstairs Kitchen/Utility: 150x104, 1.4m elevated opening

Upstairs: Double Bedroom & Bedroom 1: 100x100, 1m elevated opening

Stairway: Roof integrated 90x100 non-opening

West Side:

Downstairs:
- Bathroom: 70x98, 1.1m elevated opening with level 5 obscured glazing
- 2nd Toilet: 70x98, 1.1m elevated opening with level 5 obscured glazing

Upstairs: None

DOORS:

Neighbours: Predominately conventional uPVC

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

Front Door #1:

Style design: Optional determined by ultimate builder.
Material: Insulated Composite GRP
Colour / Finish: Anthracite / Textured or Smooth
Incorporated Glazing: Optional

Additional Side Glazing:

Frame: 75x208. Obscured toughen glass. Optional part of the door frame or separate
U-value: Approx. 0.7 or lower using Triple Glazed Argon Filled

Back Garden Door #2: (Conservatory / House Door #2)

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

U-value: Approx. 1.2 (or lower) Argon Filled
Glass: Pilkington K Glass™ S, low-emissivity soft coated or similar
Style: French Doors have better thermal properties than Patio Doors
Material: uPVC
Colour / Finish: White / Smooth

Garden Conservatory Door #3: (White uPVC construction)
Conservatory thermal properties do not need to meet the standard of the rest of the house.

ROOF: Note: At least ½ if not most of the area should be covered with all black solar panels.

Design Specifications:

Neighbours in vicinity: Slate and concrete. Mostly grey in colour. Flat and grooved.

2.3° Flat roof: A smooth 50 year life span one-piece EPDM rubber roofing membrane.
Sloped roof: Marley smooth thick/thin interlocking/separate concrete slate effect tiles.
Colour: Anthracite or slate/dark grey.
eg. https://www.marley.co.uk/roof-tiles/concrete-roof-tiles/edgemere

SOLAR:

PhotoVoltaic:

Neighbours: Present

Style: Integrated/roof top
Colour: 100% Black Monocrystalline with black backing

Location:

With a South, South East facing roof it is suitable and can support any of the following:
Dormer South: 4 panels
Ground Floor South Pitched Roof: 4 panels
+ Dormer North: Optional. Up to another 2x3 = 6 panels
Total possible array capacity: 14 panels = 6kWh

Inverter: Future-Proof

Style: 3-phase Hybrid 8kWh inverter.

Location: (Optional)

Outside: Under Kitchen window (Preferable) In the shade where possible
Inside: Kitchen Utility Area.

Battery System:

Minimum 7kWh. Advisable 10kWh (And still operational in the event of a power cut)

UTILITIES: Future-Proof

100% Electric: (No gas supply)
3-phase advisable for greater than 3.68kWh Solar PV array + Car Charging Port

Space/Central Heating: (Located: External: West Side & Internal Units)

Option #1: Multi-Split Air-to-Air Source Heat Pump with Air Conditioning
Option #2: Air-to-Water Heat Pump Central Heating System
Towel Rails (Electric element and/or Heat Pump Central Heating)
Option #3: Thermodynamic Panel(s) Central Heating System

Hot Water: (Located: External: West Side & Internal Units)

Option #1: Air-to-Water Heat Pump: Water tank located under stairs or Utility Area
Option #2: Thermodynamic Panel(s) located anywhere but preferably in the Sun
Option #3: Solar Vacuum Tubes located on the roof in the Sun

Car Charging Port: (Future-Proof: Optional)

Location: Front of house to the right of the doorway

Phone/Internet Available Services:

Land line: BT Openreach FTTC (Fibre to the Cabinet) up to 80mb is available.
Cable: Virgin Media: Connection 14m away from pavement outside 15 Surrey Close
None existing on site to mitigate against. No obstructions.

Water Supply:

Yorkshire Water: Connection 14m away from pavement outside 15 Surrey Close
None existing on site to mitigate against. No obstructions.

Sewers:

None existing on site to mitigate against. No obstructions.

5a) Flood Risk:
The location is in flood zone 1, an area with a low probability of flooding.

5b) Sewer:
Surface water: Yorkshire Water discounted soak away as at present or combined sewer
Foul Sewage: Combined mains sewer (Highstone Avenue or Surrey Close)

5c) Coal Mining Area:
A preliminary assessment shows that shallow mining, less than 30m in depth, is possible. An intrusive site survey must be performed to analyse the stability of the ground once planning is granted and thus the exact location of the new dwelling is known for exploratory purposes.

Therefore an intrusive site investigation should be included as a condition with granted outline permission to be carried out prior to or with a submission of full plans only.

I have spoken directly with the Coal Authority, Ben Corrigan B.Sc. (Hons) FGS, on this matter. A then accurate CMRA will accompany the Site Intrusive Survey but can not beforehand.

I have included a quotation for such works which will satisfy the Coal Authority on consultation.

5d) Ecology:
Flora and Fauna

Existing:
Included is an Ecology Survey for the entire piece of land which is split in to 2 plots (D1 & D2)

5e) Ecology: (flora and fauna) See survey.
Existing:
SB1: Silver Birch regrowth after removal in 2018

Retain:
Everything around the perimeter in theory can be retained and made more tidy.

Remove: (No preservation orders)
Only the central parts cleared for the dwelling which in this instance is nothing but inconsequential grassland.

Removed: Due to size, age and location
1 Silver Birch tree was removed back in 2018.

Additions:
Flora:
T2/3/4: Select from list below including: Apple tree, Cherry Blossom etc 2m+ tall.

Must be maintained at a height no greater than 6m (Distance from house foundations)
Silver Birch, Hornbeam, Sweet Gum, Dawn Redwood, Dawyck Beech (Fagus sylvatica 'Dawyck'), Cypress Oak (Quercus robur 'Fastigiata Koster')

B1/2/3/4: New evergreen privet hedgerow bushes as infill with existing flora:
Portugal Laurel, Viburnum, Cherry Laurel, Red Robin and/or Boxwood Shrubs etc

Fauna:
Nesting boxes:
House Sparrows: 2.5m+ up facing North East
Bats: eg: Vivara pro build-in woodstone box

Allow for the movement of hedgehogs etc along the full length of the West side boundary covered with bushes. These should be retained were present. Therefore the short proposed North side fencing (eg. A picket fence) needs to allow such animals through without issues.

RELATIVE IMPACT:

Banned appliances: Neither are safe to direct human health or indirectly to everything:
Approved dry wood log burners, smokeless coal, oil or any other solid or liquid fuel.
No external solid fuel emissions as this does truly devalue neighbouring properties.

It has been noted that a fee per area shall be calculated and payable directly to Barnsley Council prior to the commencement of works for the loss of green space of approx. £3,000

Existing Dwellings:
New dwelling faces 17 & 15 Surrey Close with a downstairs & upstairs window distance of 21m.

The distance from the boundary fencing of 16 Surrey will be 3m to ensure when the Sun sets in the West it does not block light to upper windows also helped by the overall low profile height of the new dwelling. This significant gap also reduces any overbearing concerns they may have. There are no designated windows on the east side either down or upstairs.

In order to lower the impact on existing houses on Highstone Avenue, not just 16 Surrey Close, the new dwelling will be of a separate dormer style to the frontage and block dormer to the rear keeping the overall height as low as possible aided by ceiling heights of 2.3m.

West side ground floor windows will both use level 5 obscured glazing for bathroom and toilet.

North side upper floor windows are a minimum 9.5m West & 10m East from the boundary & 21m distance from 32 Highstone Avenue rear windows. They face away at a considerably reduced line of sight angle of 64 degrees reducing any impact even further to negligible for 34.

It must be emphasised that they do not directly face each other. With 32 or 34 Highstone Av.

Window design solutions: (West: Highstone Avenue)
The 2 bedroom windows could use level 5 (highest) obscured glazing allowing only light in and specifically hinged on the left hand side (single pane design) making viewing towards Highstone Avenue once open impossible since standard windows open to a maximum of 90°.

And/or:
Add clear roof lights which will allow in much more light all year round than Northward facing windows. A sky view is much more desirable & better in most peoples eyes. With the window closed they still have a view of the sky and the garden when open as a compromise.

They should both consider themselves very fortunate they were granted permission to extend their existing properties beyond their neighbours without objection to the potential detriment of a new development, the council sold it specifically for, which is essential for the living income of another. If this dwelling already existed they would still apply and expect permission to be granted for their additions only. Otherwise they would feel very aggrieved.

Technically the Planning Department should not have granted the rear two storey extension of 34 Highstone Avenue as it would have been reasonably certain that it could hinder and detrimentally impact the future prospects of a more significant development on adjoining brownfield land. This land. Therefore it should not now be used as any excuse to refuse my plans through no fault of my own. They have subsequently had further plans refused on similar grounds during the time I have been applying for permission.

I think the planning department need to extend their neighbour informing protocols to not only include possible effected dwellings but also include the owners of adjoining land for obvious reasons by sending a letter to them because it does effect them too. Often more so.

Development will make good use of a small piece of land which otherwise would go to neglect and turn in to waste land deteriorating over the years aggravating neighbours. Development is the only thing that ensures a better outlook for the site, its eventual residents and neighbours.

NB:

This particular plot is the same as full application 2023/0173 where ALL advised changes, set out below, have been made in order to Grant permission. That will be re-submitted at a later date. Ref: 2023-0920 as I believe planning do not allow development over-lapping applications at the same time. This application is outline only and incorporates a second dwelling too.

Relating application 2023/0173 was refused on the following grounds:

1) Refused to enter in to an agreement to pay approximately £3,000 for loss of green space.

This is not actually the responsibility of the developer but rather the builder once permission has been granted. It is not a fee to be paid with an application. The applicant could pay this in advance but only after it has been granted therefore this is not and can not be a reason in itself to reject an application. The rules may change again in the mean time. It should, in my opinion, be re-classified as residential in-fill and a consideration for such was requested but ignored.

This has been acknowledged repeatedly and when the time comes any compensation due shall be paid before commencement of any development by either the applicant or ultimate developer. At no point was it said of the contrary. It was merely challenged which was an entitlement since the sale conditions said "may" and the planning officer also said "MAY"

It should have merely been a condition when granted not a reason used for refusal.

2) A dislike of full width block dormer style roofs even though they exist in the local area. It was advised that the front elevation be change to separate smaller dormers whilst the rear could remain the same if reduced in size.

These changes have now been made. The front now utilises two separate pitched roof smaller dormers and the rear roof dormer is now more sloped (2.3° gradient) compared with 1° and has been noticeably reduced in size (Width is 15% less down from 6.5m to 5.5m)

3) Distance regulations fell short of the 10m separation distances to neighbours boundary and 21m between main habitable windows requirements.

The new design now improves upon these separation distances and are therefore within acceptable parameters relating only to the closest single 1 bedroom on the left.

4) Revised ecology survey requested (previous version out of date exceeding 3 years)

An up to date survey has now been included.