

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED RESIDENTIAL CHANGE OF USE OF AN EXISTING COTTAGE
(which was originally a pair of cottages)
TO CREATE TWO COTTAGES, ALONG WITH AN EXTENSION TO THE REAR OF EACH

12 AND 14 HILL TOP LANE, GAWBER, BARNSELY.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is a long established residential settlement within the district of Gawber.

The site has no special designation and it is not in a conservation area although it is of local interest being located within a former farm settlement in the village of Gawber.

The location is well served locally with a mix of facilities and the hospital is within walking distance of the site. Local bus services are available adjacent on Redbrook Road and the town centre itself is a little over a mile or so from the site. Existing residential property is located on all sides of the site.

Site

The proposed site is a cottage which is currently one dwelling but was originally a pair of cottages and still has the address of 12 and 14 Hilltop Lane. The existing cottage attached to 12/14 was recently completed as part of the larger adjacent farmstead development. There is a barn, dovecote and two new build dwellings forming the adjacent development site.

The subject site is accessed by two existing drives, one direct from Redbrook Road and known as Hilltop Lane and the other a private drive again from Redbrook Road and extending round to the rear of the cottage.

Social

The proposed residential change of use is fully consistent with planning policy and will create an additional dwelling to increase the local housing stock, will be compatible with the immediate surroundings.

Economic

Due to the scale of the proposed development there will be no significant economic effect.

However, there will be the potential for certain local businesses to be supported by this project both in the short term, e.g. building trades operatives, local builders merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new residents.

Planning Policies

The site and the proposal is compatible with both local and national planning policies. The scheme presents an ideal opportunity to create an additional dwelling .

INVOLVEMENT OF COMMUNITY MEMBERS

General discussions have taken place with the immediate neighbouring residents.

Pre submission discussions have also taken place with both the planning officer and conservation officer from Barnsley MBC.

EVALUATION

We consider that local planning design guidance has been complied with in respect of the development..

DESIGN

Use

The site is a cottage, (formally two) and the applicant now seeks to 'change the use' back to a pair of cottages.

Amount

The proposal will create a pair of cottages each with two bedrooms. In addition, it is proposed to extend the dwellings at the rear with a modest extension to each which will increase the floor area at ground floor level. It is our understanding that these extensions will actually be 'permitted development' but it was felt prudent to include these on the application for reasons of clarity and to provide the 'full picture'. Private garden areas will be created to the rear of each cottage and each will have a parking space off-road.

Layout

The proposed layout is dictated by the existing buildings to be retained and by the provision of an acceptable area of private amenity space allocated to the rear of each of the dwellings. The two cottages have their frontage onto a small forecourt facing Hilltop Lane. Particular attention has been given to the layout and position of windows to ensure maximum privacy with minimum overlooking.

Scale

The scale is unaffected, as the dwelling/s are existing and the only variation will be a modest 'lean-to' single storey extension to the rear of each. In design terms, these will be consistent with the scale and proportion of the existing extension to the rear of the adjacent cottage.

Landscaping

The only landscaping will be to the private gardens of the dwellings, for occupiers to plant appropriately.

Appearance

The external materials to be used, where these are new will be rendered block or brick walls with roof slates all to match the existing and the adjacent cottage, harmonising with the retained buildings on the site.

Access

The existing access known as Hill top Lane will remain. There is an additional private drive access from Redbrook Road which extends around the periphery of the farmstead development and terminating to the rear of the subject cottages. This access will also remain. The drives have no excessive gradients.