

Design and access statement

Proposed erection of 2 Storey Side Extension

To

Cliffside Cottage

6B Yews Lane

Worsbrough Dale

Barnsley

S70 4AH

Maxdesign

April 2018

Design Principles and objectives

The proposal seeks to erect a two-storey extension to the side of the existing detached house of Cliffside Cottage 6B Yews Lane, Worsbrough Dale, Barnsley, S70 4AH. The extension will provide additional accommodation including a much needed garage and utility room at ground floor with a ensuite bedroom at first floor. The extension was designed on the following principles:

- Appropriate design for existing dwelling
- Subservient in scale
- Contemporary design
- Appropriate materials for the existing dwelling and character of the area
- Avoid impact upon residential amenity.

The proportions of the extension are appropriate for the existing dwelling and its setting. The extension steps back from the front elevation and is therefore less prominent. The hipped roof and lower ridge height enhances the appearance of the structure and ensures the extension is not a bold or over dominating feature.

Materials

The existing house was constructed with natural stone walls and roman tile roof. The proposed extension will use the same materials of construction and will therefore maintain the same appearance as the existing.

Access

With regards to the vehicular access and parking at the property the vehicular access will be unchanged. The parking area to the front will remain. The extension will provide a garage at ground floor and will not significantly reduce the parking provision at the property.

Planning Policy

The proposal complies with the provisions of the National Planning Policy Framework (NPPF) general principles endorsed within the SPD guidance document and policy CS2 of the adopted Core Strategy which are shown below:

NPPF

Paragraph 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

House Extensions SPD (Adopted March 2012)

- 1. be of a scale and design which harmonises with the existing building*
- 2. not adversely affect the amenity of neighbouring properties*
- 3. maintain the character of the street scene and*
- 4. not interfere with highway safety.*

Core Strategy (Adopted 2011)

CSP2 Sustainable Construction

Development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located and designed to withstand the longer-term impacts of climate change. All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period and by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016. All non-residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.