

DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION

APPLICATION FOR REPLACEMENT DWELLING AT 81 SWALLOW HILL ROAD, MAPPLEWELL, and
INSTALLATION OF SOLAR PV and an AIR SOURCE HEAT PUMP, on PREVIOUSLY DEVELOPED LAND, where EXISTING ACCESS
and FW SEWER CONNECTION remains in situ, and DEMOLITION OF THE EXISTING BUNGALOW.

at

81 SWALLOW HILL ROAD
BARUGH GREEN
BARNSELY
S75 1LY

Prism Ag Rural Planning

[Prism Agriculture Ltd]



NOVEMBER 2024

www.prism-ag.co.uk

INTRODUCTION

1. This report has been prepared by Prism Ag Rural Planning on behalf of our client Mr P Needham to outline the facts considered relevant for the proposed application before the Council.
2. This application seeks full planning permission for a replacement dwelling at 81 Swallow Hill Road, Barugh Green including the installation of roof mounted Solar PV and an Air Source Heat Pump, and demolition of the existing bungalow onto land which was previously developed land, where an existing road fronted access and a multi-channel foul sewer connection remains in situ.

THE EXISTING SITE

3. The existing bungalow lies to the west of 83 Swallow Hill Road, Barugh Green.
4. The property has existing gated driveway access from Swallow Hill Road, which it shares with 83 Swallow Hill Road. The bungalow is sat within its own defined curtilage which is bordered by stone walls, shrubs and hedging.
5. Pre-submission research has identified two historic coal mining related factors (deep shafts) on the site, one under the bungalows patio area (capped) and one in the middle of the shared driveway (unknown) which helps to justify this application for a replacement dwelling to stable previously developed ground, and these factors were identified in the Phase 1 and Coal Mining Risk Assessment, submitted with this application.
6. The existing bungalow is located on a straight road with good visibility in both directions.



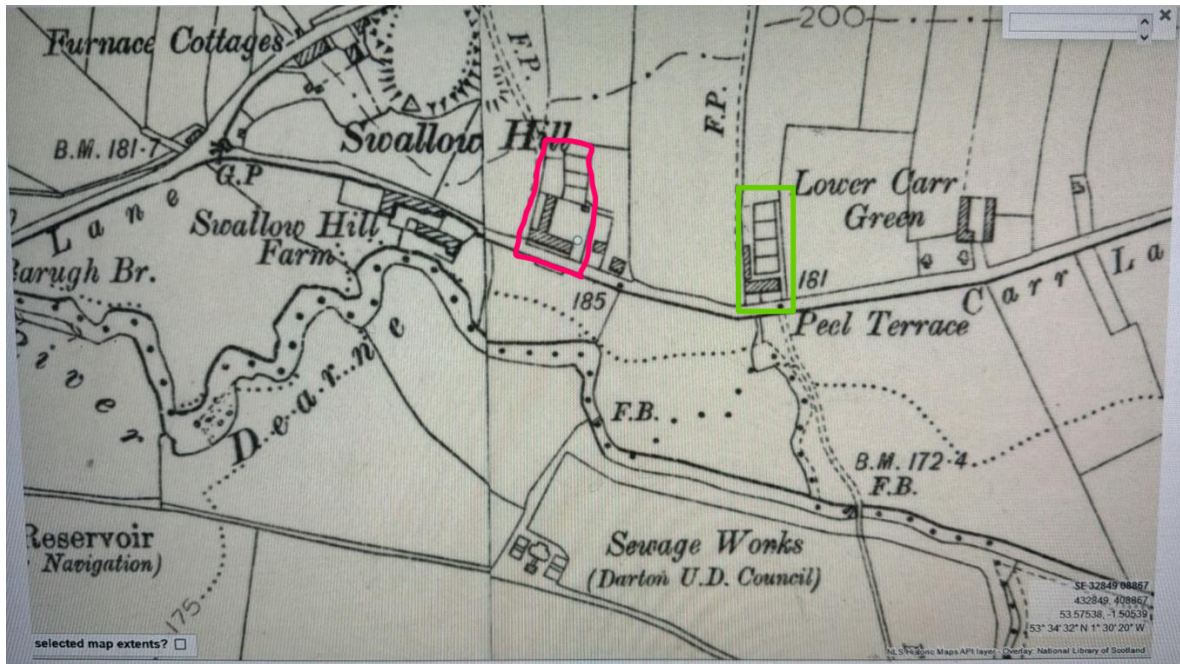
Front Elevation of the Existing Bungalow. [source: Google Streetview]



Map showing location of application site. [source: Google Maps]

PREVIOUSLY DEVELOPED LAND (PDL)

7. Local knowledge from an elderly farmer nearby, provided us with anecdotal evidence that there was once a row of four terraced houses, together with four outhouses and four allotment style gardens to the rear within the road frontage land to the west of the existing bungalow at 81 Swallow Hill Road (highlighted in pink below). This explains why there is a multi-directional foul water sewer connection just inside the existing access gateway which appears not to be connected to the existing bungalow or 83 Swallow Hill Road.
8. Although Darton Urban District Council was abolished in 1974, the below map confirms the anecdotal evidence, with the map sourced from the Scottish National Archives. It does, however, correspond with a nearby existing row of four terrace houses with the same outbuildings and garden plots to the rear, and which is still in existence today, located to the east of 83 Swallow Hill Road (shown in green).



9. The existing 1-bed dwellinghouse is cold, very poorly insulated and very poorly laid out, and includes one sitting room, a tiny kitchen, one bedroom and a very small bathroom + an attached single garage.
10. The site is within Flood Zone 1; therefore, no Flood Risk Assessment is required. The site is within the metropolitan green belt, although the proposed siting location is Previously Developed Land, which has an existing road access, and a multi-channel Foul Water connection in situ.
11. There are low value shrubs around the front garden of the existing bungalow amenity area, and these are proposed to be retained as a separation break between the road, number 83 and the proposed replacement dwelling, even after demolition of the bungalow, a proposed Landscaping Plan has been submitted with the application to further enhance this.
12. Initially, a Preliminary Ecological Assessment (PEA) was carried out in August 2024 with an assessment made that there was a moderate potential for roosting bats, two further dusk surveys were completed. That data was combined into the submitted Ecological Impact Assessment (EclA).
13. A Preliminary Contaminated Land and Risk Assessment (Phase 1 Desk Study) is submitted, together with a Coal Mining Risk Assessment which identifies existing site issues, that occupants were not previously aware of, whilst the consequence of one of those anomalies is known, there is no data on the other and this is in a more precarious location, between the two existing dwellings, under the shared access drive.

SITE HISTORY

2024/0450	Demolition of existing roof and construction of new first floor with roof (Prior Approval) (Prior Notification Householder).	APPROVED
2024/0270	Proposed single storey rear extension (Prior Notification Householder).	APPROVED

ACCESS

14. The proposed access to the replacement dwelling site is via an existing road frontage access, which previously served four dwellings in the same site with access from Swallow Hill Road.
15. The road is maintained but the existing gate could be marginally widened to allow for a modern car to enter in forward gear, with turning on the proposed driveway to exit the site in forward gear.
16. A refuse lorry would collect bins from the roadside/gateway as is the case with number 83 and the existing bungalow, a bin store is provided. Delivery vans also stop at the roadside in this location, so this would continue.

THE PROPOSED SITE

17. There are a number of options available to the applicant to further extend the existing property including lawful development certificates or planning applications to add single or two storey side extensions to the west, which would be in addition to the approved applications for a single storey rear extensions and a roof extension. Whilst the latter has not been built and it was decided to replace the entire dwellinghouse to a more modern, high standard of sustainable design, which is built for the future. This is further enhanced by the discovery of two deep coal shafts on the existing site, one of which is known to be capped and the other beneath the existing shared driveway is unknown.
18. A fallback position has therefore been created by the approved householder pd applications and seeks to relocate a new build onto previously developed land away from the now known historic mine entries on the site.
19. The proposal as submitted on the plans will be in the same use and not materially larger than the one it replaces. The existing property in its current siting location would cause amenity issues if number 83 was sold because they currently share a driveway access over an unknown coal shaft. It's therefore proposed to utilise the approved volume and that of the existing dwellinghouse and replace the bungalow with the new modern proposal before the Council.
20. The proposed scheme seeks to make full use of the south facing elevation roof with the addition of solar pv panels, heating by means of an air source heat pump with underfloor heating, thereby eliminating reliance on fossil fuels, and solar thermal for hot water could also be an option.
21. The proposal would be to connect into the existing foul water connection manhole which remains on the site from when it previously served four terraced houses in the same location, this FW manhole isn't connected to the existing bungalow or 83 Swallow Hill Road, it is understood this is connected into the sewage works at the bottom of the valley. Surface water run off can drain into soakaways (pending percolation testing). There is not seen to be any more pressure on flood risk than the existing bungalow, even if the extensions and roof extension were in situ.
22. The volumetrics of the proposal before the Council are set out below, these figures could be significantly larger if other planning routes were taken to add side extensions, however, the applicant is seeking a modest, modern sustainable family home for the future.

23. Therefore, the plans for the proposed replacement dwellinghouse utilise the fallback position of previously approved applications 2024/0270 and 2024/0450 have a smaller GIA than the existing and PD extended floorspace area.

Existing Bungalow GIA = 67.2 sq.m

PD Larger Home Extensions GIA = 148.4 sq m

PD Class AA extension uplift GIA = 134.4 sq m

PD with AA and Larger uplift GIA = 215.6 sq m

Proposed Dwelling GIA = 236 sq.m

Proposed Dwelling GEA = 269 sq. m

24. The proposal seeks to maximise the rear garden view across an open field with the addition of two balconies, one to the master bedroom, separate areas for living spaces and relaxation spaces and zones within the proposed dwelling. The proposal is for a well-insulated modern property, suitable for modern living standards. Which the existing one-bedroom bungalow cannot provide.
25. The proposal is for the property to be built from yellow sandstone blocks, which will weather over time, timber composite doors and windows, black guttering, and an inset slate roof to accommodate the solar pv array to the front (south facing roof plane).
26. New native hedge planting will be established inside the existing front wall and to the rear fence line adjacent to an existing timber post and rail fence, aiding surface water runoff.

PLANNING POLICY & ASSESSMENT

27. The relevant development plan at the site is the Barnsley Local Plan to year 2033 which was adopted on 3rd January 2019. The policies that are deemed applicable to this proposal are set out below.

Policy SD1 Presumption in Favour of Sustainable Development

Policy H4 Residential Development on Small Non-allocated Sites

Policy GB1 Protection of Green Belt

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

28. Policy SD1 Presumption in favour of Sustainable Development states:

“When considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

29. Policy H4 Residential Development on Small Non-allocated Sites states:

“Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.”

30. Policy GB1 Protection of Green Belt states:

“The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy”

31. Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

“Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces....

All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.”

I trust these comments are helpful in your deliberations

Yours sincerely

pp. Prism Ag Rural Planning

Prism Agriculture Ltd