

DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION

APPLICATION FOR REPLACEMENT DWELLING AT 56 HILL END ROAD, MAPPLEWELL, INSTALLATION OF SOLAR PV/AIR SOURCE HEAT PUMP  
and a PACKAGE TREATMENT PLANT, AND DEMOLITION OF THE EXISTING DWELLINGHOUSE

at

56 HILL END ROAD  
MAPPLEWELL  
BARNSELY  
S75 6DX

Prism Agriculture Ltd



NOVEMBER 2022

[www.prism-aq.co.uk](http://www.prism-aq.co.uk)

## **INTRODUCTION**

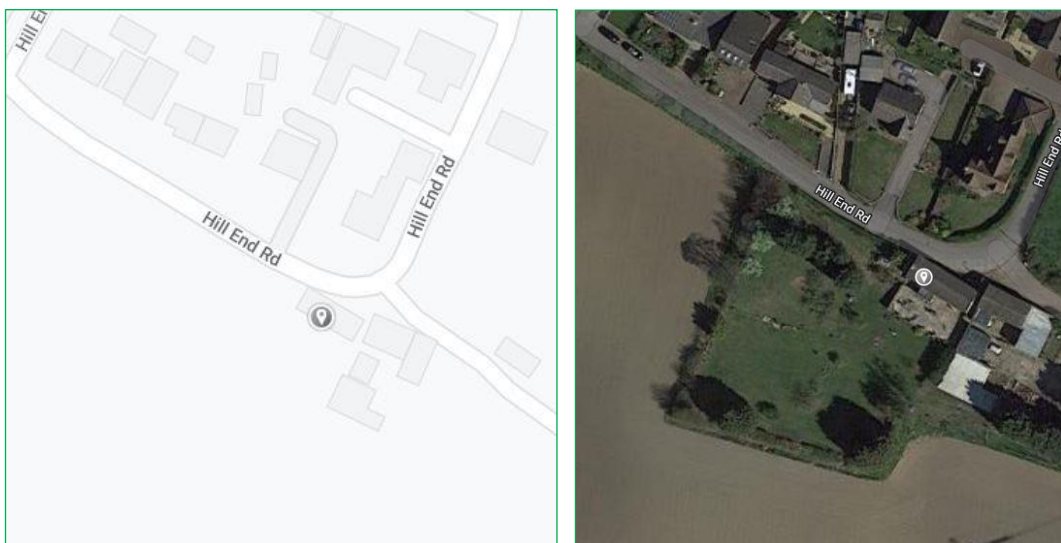
1. This report has been prepared by Prism Ag Rural Planning on behalf of our client Mr M Needham to outline the facts considered relevant for the proposed application before the Council.
2. This application seeks full planning permission for a replacement dwelling at 56 Hill End Road, Mapplewell including the installation of Solar PV/Air or Ground Source Heat Pump and a package treatment plant, and demolition of the existing dwellinghouse

## **THE EXISTING SITE**

3. The existing dwellinghouse lies to the south of Hill End Road, Mapplewell.
4. The property has existing gated driveway access from Hill End Road, although it would only be accessible from the west in forward gear as its layout involves a 180-degree hairpin turn from the east, it was clearly installed when cars were significantly smaller than they are now. The dwellinghouse is sat within its own very large defined curtilage which is bordered by shrubs, trees, and hedging. The existing dwelling is subject to traffic noise as it is located adjacent to the highway boundary (see below image).
5. The existing dwellinghouse is located on a 90-degree bend in the road, at the bottom of a relatively steep gradient, the existing property frontage offers no visual amenity to occupiers of the existing dwelling or any benefit to neighbouring properties as it is just cream rendered block/reproduction stone with one small window at the top of the stairs. The roof appears to be concrete roof tiles.



Front Elevation of the Existing Dwellinghouse



Map showing location of application site (56 Hill End Road at silver marker)

6. The existing dwellinghouse is cold, damp, very poorly insulated and poorly laid out, it had a rear porch added at some point in time, alongside other strange amendments which added another upvc door to the rear elevation, and includes two sitting rooms, a kitchen, three bedrooms and a very small bathroom.
7. 56 Hill End Road, also known as 'Hill End House' to separate it from the adjacent 'Hill End Farm' is situated in a site area of some 0.27Ha to the south of Mapplewell, and east of Darton. The site is within the metropolitan green belt.
8. There are low value cypress trees on the development site affected by this proposal, Arb plans and an Arboricultural Impact Assessment accompany this application as well as a Landscaping Plan.
9. The site is within Flood Zone 1; therefore, no Flood Risk Assessment is required.
10. A Preliminary Ecological Assessment was carried out in June 2022 with dawn and dusk bat surveys completed, the appraisal is included and an Ecological Impact Assessment with Biodiversity Net Gain calculations will follow.

#### **SITE HISTORY**

2022/0631                      Erection of single storey rear extension projecting out 8.0m, with an eave's height of 2.98m and an overall height of 2.98m (Prior Notification Householder). APPROVED

#### **ACCESS**

11. The proposed access to the replacement dwelling site is via a maintained road, which currently enters the existing property via the existing driveway access from Hill End Road.
12. The road is maintained but the existing gate is not sufficiently wide enough for a modern motor vehicle to make a hairpin turn onto the driveway from the east, which makes the existing driveway impractical.
13. It is therefore part of the proposal to install a new driveway on a lower trajectory gradient allowing for a sufficient turning circle within the site to a parking area and a double garage.
14. The garage, new driveway and parking areas would be much lower in topography than the existing driveway, aiding the visual amenity of the neighbouring properties to the north of Hill End Road who would be looking over the top of the proposed dwelling from their front elevation, and onto longer distance viewpoints than the current view, which is the broadside of a cream concrete rendered house with one window with the rest of their view blocked by low value cypress trees.

#### **THE PROPOSED SITE**

15. 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 2-storey side extensions to the east and first floor rear extensions, which would be in addition to the approved application for a single storey rear extension, the latter has not been built and it was decided to replace the entire dwellinghouse to a more modern, high standard of sustainable design and which is built for the future.
16. The proposal as submitted on the plans will be in the same use and not materially larger than the one it replaces with the approved volume of a rear extension adding 128 sq m of floorspace, that would however creating a massing and bulking effect of the property, if further additions were added such as a first floor rear extension and two storey side extension, the existing property in its current siting location would cause amenity issues for local residents and effect the amenity of the local area, its therefore proposed to utilise the approved volume and that of the existing dwellinghouse and replace the circa 1960's house with the proposal before the Council.

17. 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, thereby eliminating reliance on fossil fuels, and solar thermal for hot water.
18. The proposal would be to locate a new package treatment plant at the bottom of the garden, thereby no reliance on pumping sewage uphill into Yorkshire waters network. Surface water run off can drain into soakaways which will eventually filter through open fields to the rear and into the River Dearne. Although it should be noted that the watercourse is some 425 metres south of the application site, and therefore will unlikely make it to the river as the agricultural land uptake will catch it before it reaches the river, there is not seen to be anymore pressure on flood risk than the existing dwellinghouse, even if the extension was in situ.
19. A double garage is proposed with an adjacent store which will be used for bin storage and bicycles.
20. A small orchard of some 18 fruit trees is proposed alongside retention of native scrub and hedging around the curtilage perimeter, retention of the boundary trees in order to protect and enhance biodiversity measures.
21. 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 and first floor rear extensions, however, the applicant is seeking a modest, modern sustainable family home for the future.
22. Therefore, the current plans for the proposed replacement dwellinghouse have a smaller GIA than the existing and PD extended floorspace area.
23. The driveway and turning circle will be more appropriate for the existing access from Hill End Road and the proposal will maximise both visual amenity for the area and create a positive amenity situation for all the neighbours to the north of Hill End Road as they won't be looking at a cream concrete rendered wall with one porthole style window any longer.

Existing House GIA = 163.5 sq.m

Original House GIA = 156 sq.m (without rear porch)

PD extended GIA = 278 sq.m

PD extended + 30% uplift GIA = 361 sq.m

Proposed Dwelling GIA = 262 sq.m

Proposed Garage = 44 sq.m

24. The proposal seeks to maximise the rear garden view across open fields with the addition of a balcony 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 property, suitable for modern living standards.
25. The proposal is for the property to be built from yellow sandstone blocks, which will weather over time, timber fascia's, timber composite doors and windows, black guttering, and an inset slate roof to accommodate the solar pv array to the rear.
26. A small kitchen garden with raised beds is proposed behind the proposed garage/store and on the footprint of the existing dwelling to be demolished. This will aid biodiversity and create a private garden space to the side without encroaching further into the open land to the south.

27. New native hedge planting will be established when the existing dwelling is demolished, aiding surface water runoff. The houses above the existing dwelling will gain significant visual amenity across the open landscape towards the river Dearne.

## **PLANNING POLICY**

28. The relevant development plan at the site is the Barnsley Local Plan to year 2033 which was adopted on 3<sup>rd</sup> 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

29. 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.”*

30. 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.”*

31. 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”*

32. 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

**Prism Agriculture Ltd**