

Design & Access Statement to accompany application for extensions to existing dwelling at Cedarwoods, Oxspring, Sheffield, S36 8YW.

Introduction

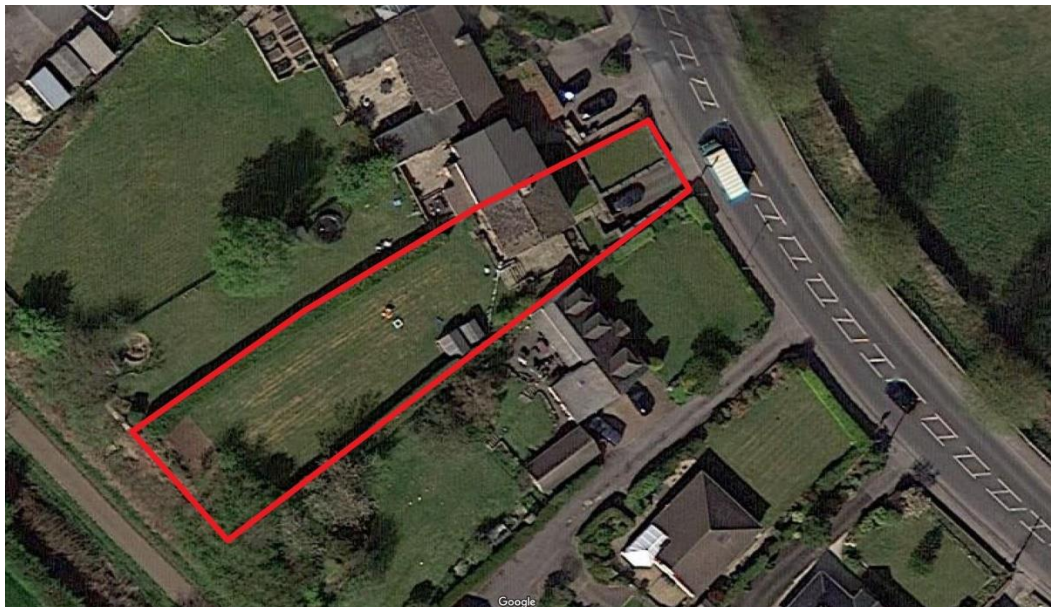
This statement has been prepared on behalf of Mr & Mrs Dale & Sarah Shaw and will accompany a Full Planning Application (PP-11098086) for the extension of the existing property at Cedarwoods, Oxspring involving the extension of the existing ground floor to the rear and the ground and first floor to the side. This statement has been written in accordance with CABE's guidance, "Design and access statements How to write, read and use them".

Context

The site is situated within the existing settlement boundary of Oxspring. The site is approximately two miles from the centre of Penistone, the principle town in the area.

The site is surrounded by existing residential properties to the North & South. These are all of similar period and of two storey construction. To the South-west the large rear garden backs onto to the Trans Pennine Trail (TPT). To the North-east the site is bounded by the B6462 Sheffield Road beyond which is agricultural fields.

The site is well served by several local bus links no.s 21, 21a, 23, 24, 24a, 25, 29 & 408 these link to other local and national rail and bus services from Penistone, Chapeltown, Stocksbridge & Barnsley.



Aerial view of site (Map data ©2022 Google)

Use

The site is currently used as a residential dwelling and will remain so under these proposals. The site is set back and up from the B6462 with an existing large front garden, good size side garden and very large rear garden. Whilst the property does not have a garage it has a retained double tandem driveway to the front of the property. The dwelling has a mix of tarmac & paving flags to the parking area and stepped access up to the property. In addition, there are several timber sheds in the rear garden for domestic storage only.



Proposed Site Plan

The scheme proposes to extend the property to the side and rear. This is via a single storey rear extension and a two-storey side extension. This will result in a larger ground floor footprint housing additional family living space, including an enlarged kitchen, dining & sitting area with separate pantry and utility room. The upper floor includes an additional master bedroom suite including dressing room & en-suite.

Externally, the landscaped patio areas will be recreated in the existing very large rear garden. An access pathway to the side of the property will be reinstated.

The existing three bedroomed dwelling will only gain an additional one bedroom in total. NB Bedroom 3 is very small and used as an office only due to its restrictive dimensions.

Access

Access to the property will remain unchanged for both pedestrians and vehicles. The existing parking spaces to the front of the property will be retained and access from Sheffield Road will be retained unchanged.

Amount

The scheme seeks to create the following alterations to the property;

The redlined site measures 1,110.6m² / 0.111 Ha.

The existing dwelling measures 95.0m² (46.3 + 48.7) GIA.

The extended dwelling measures 173.7m² (96.7 + 77.0) GIA.

The footprint of the existing dwelling measures 55.4m² GEA.

The footprint of the extended dwelling measures 110.1m² GEA.

Planning History & Relevant Policy

Woonona (Northern Neighbour) – B/04/0675/PR - Erection of rear single storey and side two storey extensions to dwelling & 2019/1100 - Erection of single storey extension to rear of dwelling and refurbishment of existing garages to front.

Sunnyside (Southern Neighbour) - B/04/1199/PR - Erection of single storey rear extension and first floor side extension, pitched roof to garage.

With reference to the above approved applications, both neighbours of the application site have previously developed their properties in a similar manner to that proposed in this application, setting clear precedent for the proposals to be supported.

Barnsley Local Plan 2019 - Policy D1 - High Quality Design and Place Making – The proposed extension is in keeping with other neighbours dwellings, promotes the longer term use of the property for the owner's family and makes use of high quality, durable materials whilst maintaining the characteristics of the local area.

Layout

The site currently holds one half of a three bedroomed semi-detached property with two small garden sheds. The property benefits from a large front garden, very large, albeit steeply graded, rear garden as well as a generous side garden. It also has hardstanding parking on the existing double driveway but without a garage.

The proposals seek to extend the dwelling to the side (towards Sunnyside) & at the rear into the existing garden. The side extension will be two storey and occupy the majority of the side garden space, whilst retaining a good separation to the neighbouring property with an access path and shrub border being reinstated and retained. The rear extension will be single storey and occupy slightly more than the immediate small patioed area to the rear of the property. A larger rear patio will be formed leading off the extension via a new retaining wall structures.

All proposed windows and doors will overlook the property's own rear, side or front garden amenity space thereby avoiding any overlooking neighbours or creating privacy concerns.

Scale

The existing property is a two-storey semi-detached dwelling with an average footprint for this type of property in this location and similar to those originally constructed around it. As touched on previously, all neighbouring properties on the development have previously been extended at either single and two storeys previously.

The property features the same ridge height to its semi-detached partner and similar to other surrounding neighbours, circa 6.75m. This is fairly low and precludes the option of loft conversions for additional accommodation.

The extensions proposed seek to match existing floor to floor & eaves heights with the highest point of the roof not exceeding the existing ridge height. The two-storey side extension will be seen as subordinate to the original dwelling, due to the stepped back nature of the plan at this point.

The window proportions in terms of opening area and size seek to replicate the existing façade proportions whilst remaining in keeping. This is to maintain the available natural light, solar gain and ventilation coming into the extended footprint. Obscured glass will be used for privacy in bathrooms and dressing rooms.

The proposals seek to extend the property by approximately 78.7 m² GIA, roughly an 82% increase. This is proposed to allow applicants to continue to reside in the property with their family and accommodate the switch to either part- or full-time home working. It seeks to amend a smaller as built property to one which closer achieves current technical housing standards.

Appearance

The proposed development has been designed to be simple and in-keeping in appearance as illustrated in the accompanying drawing package.

The extension will be of traditional construction, one leaf of inner blockwork with an outer leaf of blockwork treated with either render or timber. Windows will be uPVC windows with no fenestration pattern or feature head, cills and mullions, as typical of the originally constructed semi-detached pair. The windows have been sized to provide maximum light penetration into the house and also to provide greater surveillance to the surrounding area.

A sample of the materials under consideration is as follows;

<p>Render Finish Colour – White 2.0mm Grain</p>	
<p>Cedar Boarding (to match existing) Colour – Natural</p>	
<p>Stonework (to match existing) Colour – Buff</p>	
<p>Concrete roof tiles (to match existing) Colour - Brown</p>	
<p>Windows & Doors – uPVC Anthracite</p>	

Landscaping

The front and majority of the rear garden's landscaping will be unchanged by the proposals with only changes to remove the existing rear & side patios, shrub borders and then reinstate these in a similar arrangement to existing in relation to the new extended footprint of the property.

Conclusion

This D&A Statement has been prepared in support of a full planning application for the erection of a single-storey & two-storey extension of the existing dwelling.

This statement provides background information regarding the site context and seeks to demonstrate that the scheme has been developed in accordance with the NPPF, the Barnsley Local Plan 2019, Oxpsring Neighbourhood Development Plan 2014-33 and Supplementary Planning Document: House Extensions and Other Domestic Alterations.

Overall, it is demonstrated that the site can be developed to provide an appropriate, sustainable extension of an existing residential dwelling in line with Policy D1, supported by existing infrastructure and delivering a net gain to the locality.

The layout, scale, appearance, amenity and landscaping of the proposed development have been carefully considered and takes into account the site's location, surrounding context, physical constraints and surrounding properties to achieve a traditional, attractive and in-keeping form of development.