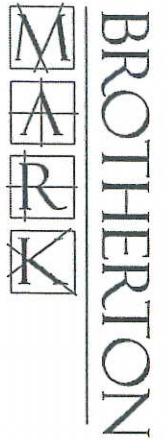

MARK BROTHERTON LIMITED



Chartered
Architect
+
CDM
Coordinator

DESIGN & ACCESS STATEMENT

MR & MRS W BOWSER

25/11/2010

Planning Application for the extension and alteration to Rosemount Cottage, Bank End Lane,
High Hoyland, S75 4BE



1.0 BACKGROUND

Whilst this is a householder application it is located within the defined High Hoyland Conservation Area and as such a Design & Access Statement is required. The property does, however, fall within a housing policy area where extensions are considered acceptable.

This proposal is submitted in detail for an extension to form additional accommodation to the east of the main dwelling by raising the height of an existing wing and utilizing space above an existing garage.

2.0 SITE ASSESSMENT

The subject property constitutes a detached stone and render dwelling house located within the village of High Hoyland. Adjacent to and within the curtilage is an existing garage and store. The site has readily identifiable boundaries to front, side and rear. The site forms an attractive property located within the mainly residential settlement. The site is located in a mainly residential area, however, to the rear (north) is an existing farm incorporating mainly old run down farm buildings. The western boundary is open and a separate dwelling forms the eastern boundary. The site is located within a Conservation Area and within the village boundary. The site is not located in the Green Belt. We are not aware of any Listed Buildings within the vicinity of the site.

It is considered that the proposal has been carefully considered prior to submission and will form an addition to the property which is wholly in keeping in terms of character and appearance.

3.0 INVOLVEMENT

Pre-submission negotiations have been undertaken with the Council's Planning Officer, Miss Laura Bibby and positive comments have been received from her and from the Conservation Officer, Mr Tony Wiles, on the design of the proposal submitted.

4.0 EVALUATION

It is recognised that the site is located in the Conservation Area. As a consequence it was considered that any proposal would need to fully address those policy constraints.

Furthermore, it is also considered that any development must be seen to be appropriate in terms of design, siting and scale in the context of both the host building and the area in general.

In terms of progressing the scheme, it was established that:-

- (i) the scale of any proposals must be appropriate for the scale of the use;

-
- (ii) careful consideration of how the proposal would relate to the existing property would be key. It was determined that the link should be subservient in form and design to the host dwelling. It was also identified that the construction should be in materials to match the existing dwelling; and
 - (iii) design detailing should not detract from the host building or result in any harm to adjacent properties.

5.0 THE SCHEME

The proposal creates additional bedroom accommodation required for the family by raising the roof line of the eastern wing of the property and extending the footprint to the south in line with the western wing. In addition the garage roof is to be slightly raised to create usable attic space, recreating the main bedroom and ensuite. The alterations will create a ground floor family room and larger bedrooms at first floor more suitable for the current family's use.

The use is residential. In terms of the layout and details it is considered that these are appropriate for the site.

Care has been taken to ensure that the scale of the extension is subservient to the host building. In terms of appearance it is considered that the proposal will not give rise to harm in terms of issues of appearance. The landscaping of the site will remain as existing ie private garden. Access details to the building are shown on the submitted plan.

6.0 CONCLUSION

This small scale development will not have any significant social or economic impact.