

PLANNING / DESIGN AND ACCESS STATEMENT IN RESPECT OF
OF A DETAILED PLANNING APPLICATION FOR A DETACHED DWELLING
ON AN 'INFILL' SITE OFF BANK END LANE, HIGH HOYLAND, BARNLEY S75 4BB.
for : ALEXANDRA WARSOP.

INTRODUCTION

This site is the subject of a detailed planning application for the erection of a single detached dwelling. It is located on Bank End Lane in the village of High Hoyland near Barnsley. High Hoyland is located to the west of Barnsley and its planning status is 'washed over' green belt. It is considered that this site is actually 'grey belt' as it satisfies the government's criteria for such in their clarification published in 2024. The site is an infill plot, located on a highway and between two existing dwellings.

ASSESSMENT OF CONTEXT

Physical (surroundings and site description)

Surroundings

The location of the site is within the village of High Hoyland and located on Bank End Lane, an adopted highway linking High Hoyland with the village of Clayton West, approximately 2km to the west. The site sits between two long established existing dwellings and has a frontage onto Bank End Lane. The property to the east is known as 'Norfield House' and the property to the west is 'West Bank'. Both these dwellings are detached and set within large gardens. The proposed dwelling will also sit within a large garden area and so will be consistent with neighbouring property. To the north of the site, beyond Bank End Lane there is open farm land. To the south of the site beyond the plot is High Hoyland Lane, with open farm land and woodland beyond.

Site

The site is approximately 1595 sq m in area and is located in the village of High Hoyland near Barnsley, a village located to the west of Barnsley and its planning status is 'washed over' green belt, although this site is actually considered 'grey belt' for reasons set out in the **INTRODUCTION** above. There are no listed buildings on or adjacent the site that would be affected by this proposal.

Reference to Coal Authority Maps identify that the site is within a 'Development High Risk Area' and as such a Coal Mining Risk Assessment report has been prepared and is submitted with this application.

Reference to Environment Agency Flood Risk Maps indicate that the site is not within any Flood Zone 2 or 3.

The site currently contains a septic tank structure utilised by adjacent property, but other than this structure, there are no other buildings on the site.

After a broadly level area facing Bank End Lane, the site falls steeply in a southerly direction down to High Hoyland Lane with a southern most boundary adjoining High Hoyland Lane with a frontage of 5 m. The boundary with Norfield House to the east is defined by a conifer hedge and the boundary to the west and southwest has a number of mature trees beyond the actual boundary on neighbouring land. The frontage of the site, (its northern boundary) is onto Bank End Lane.

Peter Dimberline Architect

Social

The proposed development would result in the creation of a single, large family detached dwelling, increasing the housing stock in the village. It is very close to a bus stop and within walking distance of facilities in High Hoyland. The proposal would not result in any adverse social impacts.

Economic

Economic activity would be generated during the construction phase of the project with contractors and building supply outlets benefitting.

Environmental

The proposal would have no detrimental impact on the character of the site or the surrounding area. It would in fact help in the general regeneration of the area that has been ongoing for a number of recent years. The site is in a sustainable location with a good level of local services and residents would have good transport links to wider localities and the additional facilities they provide.

Planning Policies

High Hoyland is located to the west of Barnsley and it's planning status is 'washed over' green belt. It is considered that this site is actually 'grey belt' as it satisfies the government's criteria for such in their clarification published in 2024. The site is an infill plot, located on a highway and between two existing dwellings.

INVOLVEMENT OF COMMUNITY MEMBERS

No involvement with community members has taken place.

EVALUATION

It is considered that the proposal is an appropriate and efficient use of an existing infill site and presents an opportunity to create a large family dwelling to the local area.

Peter Dimberline Architect

DESIGN

Use

The proposal is to create a single large detached family dwelling set in a generous garden area.

Amount

The development will consist of a detached dwelling with 5 bedrooms.

The internal space standards will comply as a minimum with the **South Yorkshire Residential Design Guide**.

Layout

The site layout has been designed to ensure the dwelling sits comfortably within the street-scene / relationship with the existing dwellings either side. Separation distances are considered acceptable and consideration has been given to the position of windows etc to ensure maximum privacy is achieved between the new dwelling and the existing dwellings adjacent the site.

A minimum of 2 car parking spaces will be provided in the garage with further parking available within the curtilage.

Storage for refuse bins will also be provided along with a bike store and an electric vehicle charging point.

The main private areas are located on the rear of the property where the garden areas extend downward towards High Hoyland Lane and advantage of any long distance views are taken from windows and external terrace areas on the south facing side of the dwelling.

Due to the considerable fall of the land to the rear of the dwelling, advantage has been taken by the introduction of a lower level 'entertainment suite' with direct access out onto an external terrace area.

Scale

The dwelling is two storey when viewed from Bank End Lane but will be three storey to the rear by taking advantage of the sloping site and creating a lower ground floor which will be designated as an 'entertainment space'. The dwelling will be complimented by a detached double garage along with a bike store and bin store area. External works will consist of a new entrance with a parking and turning area to the front of the dwelling to ensure that all vehicles can leave the site in a forward gear.

In addition there will be external terrace areas accessed from various levels and rooms.

Landscaping

There will be an opportunity to create new soft landscaping / garden areas within the plot and where existing trees are present on site, these are to remain. There are no trees near to the proposed building that would be affected by the development.

The application is complimented by an arboricultural report and an ecological appraisal, both of which are included within the overall submission documentation.

Existing trees beyond the site boundaries will provide established landscape screening from the outset.

Peter Dimberline Architect

Appearance

The external built form will be constructed in good quality materials with walls of quality facing brick with highlighted stone features in the form of heads and cills to all openings. Doors and windows will be in coloured upvc or powder coated aluminium.

The roof will be plain flat grey slate in either natural material or a good quality reconstituted alternative.

The ground floor foundation/floor construction will be a fully externally insulated reinforced raft slab, preventing cold bridging issues. The walls will be constructed in 'Insulated concrete formwork' (ICF).

Where exposed above ground, the ICF walls will have an external skin of good quality facing brickwork enhanced with stone detailing in the form of heads and cills and other feature details.

Upper floors will be constructed in an insulated 'Op-Dek' system (or similar), using profiled sheet and concrete.

The main windows are located on the south elevation, where the advantages of passive solar design will come into play. These window locations also have the benefit of enjoying the distant views over the surrounding countryside.

The windows will achieve high U value standards and will be set within recessed reveals.

High levels of air tightness will be achieved throughout and potential thermal bridging details will be avoided.

A mechanically vented heat recovery system will be introduced as part of a comprehensive programme of energy saving measures.

Heating and hot water will be provided by a specialist designed system incorporating an air source heat pump.

'Grey water' and rainwater will be recovered and harvested.

A roof based photovoltaic array will take advantage of the south facing roof slope of the dwelling.

Access

Vehicular access will be from a new access created off Bank End Lane.

A sliding gate will be set back a minimum of 5 m from the road side and located between stone piers.

Generally the front boundary will be formed in a 1500 mm high dry stone wall.

Once within the site a parking and turning area will be created in front of the dwelling and the detached garage.

Pedestrian access will be from this external parking area with access into the dwelling being DDA compliant.

The external turning and parking areas will be surfaced and sealed, with no excessive gradients.

Peter Dimberline Architect