Essence Architecture Ltd.

Planning Design and Access Statement

2 Storey Rear Extension of Existing Dwelling,

Cat Hill Foot Farm
Cat Hill Lane
Penistone

Date August 2012
Project No 2012/01

Prepared By A Ronan BA(Hons) Dip(Arch) M(Arch) ARB RIBA

Table of Contents

Location 3
Background 3
Client's Aim 3
Description of proposals 3
Design Justification 3
Discussions with Planning Officers 4
Consultation with neighbours 4
Relevant Planning Policies and Guidelines 4

Location

The Site is located within a small cluster of dwellings that have been built around the original Cat Hill Farm. The nearest center is Penistone. It is a detached property in its own grounds with a large amount of agricultural land that is attached to the dwelling.

It is situated in Green Belt land. The property is not listed. It is not situated in an area of high landscape value, nor is it in a conservation area.

Background

The dwelling was originally a barn. It was made habitable between 2000 and 2004 by the previous owner. The house was purchased in 2011 by Mr and Mrs Hadley. The conversion work to the barn was not carried out to a good standard and Mr and Mrs Hadley have carried out some permitted restoration work to the dwelling to improve the visual appearance of the dwelling and the quality of the construction. This includes replacement of all windows and doors and the replacement of the concrete heads and cills used in the new openings created during the conversion works with natural stone heads and cills.

Client's Aim

The Client would like to make the most of the spectacular views from the north elevation by creating a Sun Room that could be used at all times. Originally it was their hope to create a lean to extension along the rear of the dwelling which would bring the existing extension into the everyday living area, but following discussions with the Planning Officer, this was altered to a two storey extension with a smaller footprint.

Description of proposals

It is proposed that the building is extended by attaching a two storey oak framed extension to the existing extension.

Design Justification

At the Pre Submission Consultation, the initial proposal put to the Planning Officer was to build a rear lean-to extension along the rear west elevation under permitted development rights. The Planning Officer explained that, while this was permittable, he would prefer to see an extension proposed which had less or no impact on the original barn fabric. Also, the predominant style of barns in the area is long and narrow footprints and the original proposal would give a wide footprint. It was discussed and agreed that a two storey extension attached to the existing extension would be acceptable on both counts, having no impact on the original building fabric and keeping the footprint long and narrow.

The style of the extension is to be in-keeping with the original barn and the stone work will be from reclaimed stonework around the site. It is predominantly made of oak frame and glass with stonework plinths and piers to provide texture and interest.

Discussions with Planning Officers

Alyson Ronan met with the Duty Officer Graham Northern in May 2012 to discuss the idea of construction a permitted development extension to the rear of the property. Following discussion and email correspondence and discussions with the Conservation Officer, the proposed extension was agreed as acceptable.

Consultation with neighbours

The closest neighbours have been made aware of the proposals and have raised no objections at this time.

Relevant Planning Policies and Guidelines

BE 1 Quality of Design

The quality of the design has been carried out so as to retain as sense of local identity by carefully enhancing the original building. The proposed extensions will enhance the materials finishes and character of the building.

The building remains visually attractive and the main front elevation has not been affected. The building is obscured from the public highway, and the proposals are sized and located so any work that takes place, including the small extension to the east and the rear extension will not affect the visual amenity of the surrounding areas.

There is no effect on space about buildings as there are no immediate neighbours and the grounds are extensive.

BE 2 Quality of Design Principles

Although BE2 refers to new development, we believe that when proposing even a small extension to an existing building it is good practice to take on board the comments.

The proposals are designed in order to be in keeping with the existing building including the design, materials, scale, building height and mass.

Access to the highway will be unchanged.

There are no significant or protected trees within the red line boundary.

BE 11 Building Materials

All building materials will be sourced to match as closely as possible with the existing building. For example, reclaimed stone will be used and will be walled to match the existing.

The proposals do not affect the space about the building as the grounds are extensive and the nearest neighbours are a significant distance from the properties boundary.

BE12 Space About Buildings

The proposals comply with the habitable room distance requirements stated in BE12.

We have endeavored to site the extension to have the minimum effect on the existing building and features and intend to retain and enhance all existing features of the existing building in line with paragraph 4.31,

BE 13 Extension to Dwellings

- Materials of Construction: As stated in BE11, we will endeavor to ensure that the materials used in the extensions are sourced to match with existing so far as is possible.
- Window Openings: The new windows have no impact on neighbouring properties and the design is appropriate for the building.
- Roof Styles: The roof of the rear extension has been designed to mirror the existing roofs and pitches. The flat roof of the porch is appropriate to the style and age of the building.
- Architectural Detailing: The detailing will complement the original dwelling by introducing a traditional material and method of construction which is found throughout the surrounding areas.

D2 Planning Permission

- The Proposals do not prejudice the implementation of proposals in the plan and are in keeping with the UDP proposals as they are within the domestic curtilage of an existing dwelling and have no impact on the surroundings.
- The Proposals do not prejudice the avoidance of over-development as the building is a dwelling for a single family and will remain as such.
- The Proposals do not prejudice the conservation of energy as the proposals will be in line with current building regulations.
- The Proposals do not prejudice Highway Safety as the proposals do not affect the access to the site from the public highway.
- The Proposals do not prejudice residential amenity as there are no significant changes to the land surrounding the proposed development and domestic curtilage.
- The Proposals do not prejudice visual amenity as the existing building is only partially visible from one location on the public highway and the rear extension will not be visible.
- The Proposals do not prejudice the character of the surroundings as they are designed to reflect and enhance the existing buildings in the area.
- The Proposals do not prejudice wildlife interests as extensions are proposed over existing hard standing and the Client has endeavored to increase the amount of soft landscaping on site.
- The Proposals do not prejudice the efficient and planned infrastructure.

D11 Proposals in the Green Belt

- The volume of the extension is under the 30% advice usually proposed within the greenbelt.
- The extension size and location has been agreed as acceptable, instead of a permitted extension which would be contrary to the vernacular found in the area.

T10 Highway Safety

The proposals will not affect highway safety as there will be the same number of dwellings (i.e. one) on the site so there is no increase in expected traffic.

B1 Energy Efficiency

The heating to the extensions will be provided by the efficient heating and hot water system. Also the extension will be designed with regard to the Building Regulations and the relevant calculations will be carried out.

PPG2 Green Belt

See D11 Proposals in the Green Belt