

Planning Design and Access Statement

APPLICATION FOR PLANNING PERMISSION

FOR

DEMOLITION OF EXISTING DERELICT DWELLING AND CONSTRUCTION OF A
REPLACEMENT DWELLING



Villa Providence
Crow Edge
Sheffield

S36 4HF

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Project No 2015/39

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INTRODUCTION

1.1 Client

This design and access statement has been prepared on behalf of Mr and Mrs K Goldthorpe.

1.2 Planning History

The existing dwelling is currently vacant. It is not a listed building and it is not in a conservation area. It is located within the Green Belt.

2.0 ASSESSMENT OF CONTEXT

2.1 Surrounding Locality

2.1.1 Uses

The dwelling is located within the village of Crow Edge, Barnsley. It is set back from the road and is accessed via an unadopted track which serves two other properties. The applicant also owns fields to the south of the site.

2.1.2 Building History

The building was recently purchased by the Applicant. It was the Applicant's original intention to repair, refurbish and reuse the existing building but their Structural Engineer advised that the work required to make building's structure safe is considerable and the costs of repairing the structure would be excessive and prohibitive. Given this, the Applicant would like to demolish the existing dwelling and replace with a similarly sized dwelling that is built to standards above current building regulations to give a highly energy efficient dwelling.

2.1.3 Character

The building is red brick at high level and cream glazed brick at low level with a tiled roof. There is an ugly porch to the front with massive concrete steps leading to the front door.

The site is shown edged in red on the attached location plan.

2.2 Adjoining Land

The subject property is bordered by fields to the north, east and south and by Ivy House (a stone, gentleman's residence) to the west.

2.3 Access Routes

The site is accessed from Whams Road (A616) via an unadopted track.

2.4 Highway Issues

The proposed development will not attract or generate any additional traffic activity and will therefore have no effect on the existing highway provisions in the locality which are considered more than adequate to cope with the existing and proposed demand.

2.4.1 Special Designation

None

2.5 The Site

2.5.1 Uses

The subject property is a vacant dwelling owned by the applicants.

2.5.2 Character

The subject property has little or no architectural merit.

2.5.3 Space within the Site

There is considerable space around the building. It is proposed that the building is orientated slightly compared to the existing building. This will improve the privacy between the new dwelling and Ivy House, it will provide better vehicular access to the rear of the site in the future and will make better use of the views to the south.

2.5.4 Access through the Site

There is no vehicular or pedestrian access through the site.

2.5.5 Natural Features

The site has a significant slope naturally leading to level access to the front at basement level and level access to the rear at ground floor level. In order to make use of this natural feature of the site, the basement level has been reduced to provide a usable basement space.

The site survey identifies the existing trees within the site. It is not proposed that these trees are affected by the proposals.

2.6 Social Context

2.6.1 Potential Overlook/Overshadowing from the Site

There are no issues in this regard. The building has been re-orientated to prevent any overlooking from the proposed first floor windows.

2.6.2 Impact on Local Services

The proposal will have a no effect on the local infrastructure. See comments above under 2.05.

3.0 PLANNING POLICIES RELEVANT TO THE APPLICATION

3.1 NPPF

The application should be assessed having regard to the core planning principles set out in **paragraph 17** and **paragraph 14** which specifically states:

The application should be assessed having regard to NPPF 2012, in particular **paragraph 14**: "presumption in favour of sustainable development if it accords with the development plan and applications meeting these criteria should be passed without delay. If there is no plan in place applications should be passed unless there are material considerations that would indicate otherwise."

3.2 Former UDP Policies

3.2.1 BE1: Design Principles

Development should be of good quality such that it contributes to the built environment by creating or remaining a sense of local identity, is visually attractive and promotes safety and the reduction of hazards for highway users.

3.2.2 BE2: Design Quality

Development should be designed in keeping with surrounding development in respect of design, materials, scale, density, layout, building height/mass. Site topography and landscape features should be accounted for in the design and satisfactory access to existing highways must be possible.

The dwelling and landscaping has been designed to allow the applicants to independently use the building for many years. The proposed vehicular access to the rear of the dwelling means that level access will be possible should it become necessary in the future.

The applicant wishes to use sustainable technologies and to construct the dwelling to a high standard. Technologies that are being incorporated are ground source heat pump, photo voltaic cells and a mechanical heat ventilation recovery system (MHVR).

The orientation of the building has been rotated slightly to better utilise the site topography to allow vehicular access to the rear (main living level) of the building in the future.

3.2.3 D2:

Development will be permitted providing that it does not create overdevelopment or prejudice highway safety, residential or visual amenity, the character of the surroundings or wildlife.

3.3 PPG 9 Protecting Greenbelt land

3.3.1 89 – The replacement of a building is appropriate if the new building is in the same use and is not materially larger than the one it replaces.

3.3.2 The proposals are not materially larger than the original building.

3.3.3 The ridge of the house has been maintained at the existing height.

3.3.4 The porch extension and steps to the rear of the property have been removed, visually reducing the volume of the property.

4.0 INVOLVEMENT OF THE COMMUNITY

4.1 Consultation with Adjoining Owners

Pre-application discussions have taken place with Barnsley Council as stated in 1.0 above, and on the application forms in accordance with the provisions of NPPF.

The owner at Ivy House has been informed of the applicants' intention to replace the building with a stone building of modern construction and of a similar size. They expressed the view that this will have a positive effect on the immediate environment.

Other neighbours have been informed of the application as required under Certificate B.

5.0 EVALUATION

5.1 Evaluation

The proposed development is an efficient and sustainable replacement of an existing dwelling consistent with the relevant provisions of NPPF.

The external appearance of the building will be an improvement on the existing dwelling and will provide a sustainable, energy efficient dwelling.

Access to the proposed building is as existing and will not be altered, (see 2.5 above).

6.0 DESIGN

6.1 Proposed Use

The proposed use is that of a replacement 2/3 bed dwelling.

The access is as outlined in 2.04 above and remains unaltered.

6.2 Architectural Design

The design has been undertaken to provide a dwelling which is not materially larger than the existing dwelling which takes advantages of the natural topography of the site. The ridge height is as the existing dwelling. The basement FFL has been reduced to provide a usable integrated garage space and lower ground floor which improves the sustainability of the design. The volume to the front of the property has been removed to reduce the visual impact of the dwelling from the main road.

The appearance of the building has been designed to be traditional with modern touches. The proposed stone construction and art stone roof complements the neighbouring property.

7.0 CONCLUSION

In accordance with the provisions of NPPF, pre-application consultations have been undertaken as detailed above and it was also felt that the provision of a D&A statement would assist with the decision making process.

In the context of the relevant policies detailed in 5.0 above it is considered that the proposed development, by virtue of its design, is appropriate and would replace the existing derelict building with a sustainable building of the same use which is not materially larger, thereby enhancing the local environment.

We trust that this statement provides sufficient detail for the application. Should you require any further details please contact us.