

Barnsley MBC
Planning Department
PO Box 634
Barnsley
S70 9GG

22 February 2022

Ref MJB/JB 21.20

Dear Sir

Re: **Extension and alterations to dwelling – Manor Farmhouse Stainborough Lane Hood Green Barnsley S75 3HA**

An application for Householder Planning Permission has been submitted to Barnsley MBC via the planning portal and this letter is part of the supporting documents which include:

- F1302sp Topographical Survey (A1)
- Photographic Survey
- OS1 Location Plan (A4)
- S01 Farmhouse Building Survey (A2)
- P10A Proposed Site Plan
- P11A Farmhouse Proposals

The proposals involve alterations to the access driveway, single storey garage extension, first floor bedroom extension over existing single storey building; single storey living and sitting room extension and two storey kitchen/bed 1 extension.

Manor Farmhouse is an attractive traditional two storey farmhouse built of stone with a pitched roof of replacement concrete tiles. It is located within the Green Belt where extension as limited to an addition that is proportionate and does not exceed that of the original dwelling.

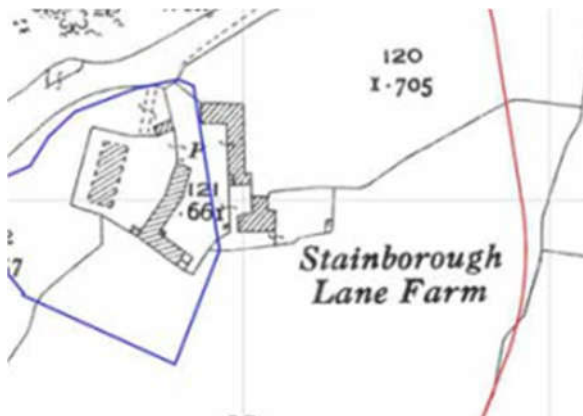


Fig 01. OS Plan 1931



Fig 02. OS Plan 1961-62

The above extract from historic ordnance survey plans show the layout of the farm and its buildings in 1931 and 1961-62 and illustrate a similar footprint of the Farmhouse to the current day. .

Drawing Ref S01 shows the existing farmhouse and the proposals are shown on plan ref P11A. The proposals include a calculation the floor area of the existing farmhouse, 164.7sqm, and the proposals will increase this to

285.1sqm, an increase of 120.4sqm or 73% of the existing floor area. On this basis the extensions do not exceed the floor area of the original dwelling.

The extensions must also be subservient to the host dwelling. They have been designed in such a way that the original farmhouse remains the dominant element. The two-storey west wing which has been slightly extended, has also been reduced in height to better emphasize the principal view of the farmhouse which is most evident on the principal south elevation. Other extensions are lower smaller in scale and lower, resulting in an enhancement of the external appearance and minimizing any impact upon openness.

The alterations and extensions have been carefully designed to compliment the host dwelling and adopt high quality materials such as matching natural stone to the external walls, natural blue slate and good quality artificial stone slates to the roof, sliding sash windows and ogee section gutters and circular rainwater pipes. The external materials are also of good quality and described on the submitted plans to avoid the need for pre-commencement planning conditions.

The proposals represent alterations and extensions to the host dwelling which are proportionate, they do not detract from the original dwelling, they include extensions which are subservient to the host dwelling and have no adverse impact upon openness. They have been designed in a sympathetic and traditional manner to include detailing to enhance the dwelling resulting in a high-quality modern dwelling which maintains the character and appearance of this traditional farmhouse.

We look forward to the councils support with regard to these proposals.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MJ Booth', followed by a horizontal flourish line.

MJ Booth
MBOOTH DESIGN LTD