

ADDITIONAL INFORMATION.

Project: Proposed Barn conversion

Date: August 2015.

This statement is for the purposes of planning only. It should be read in conjunction with the application plans.

Transport and Highways Impact

Access and driveways to the proposed building are existing tracks from the A628. It is not proposed to add any additional entrances to the highway.

Pygreave farm has a substantial existing carpark. It is proposed that this will form parking for the proposed dwellings. The car park is located adjacent to the barns.

Noise Impact of the Site

The site is set well back from a main road, within an existing courtyard as such noise contamination will not be an issue from the proposed dwellings.

The surrounding farm is primarily livestock based and as such does not generate much noise contamination from large machinery and other associated operations.

Contamination Risks on site

The site has not been subject to uses associated with contamination risks.

As an agricultural building it has been used solely by livestock. In this case primarily cattle.

No vehicles have been stored here at any point. Neither has the site been used for storage of potentially harmful chemicals.

Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order

The building is located nearby to other residential properties within the surroundings and village of Silkstone. It benefits from existing accesses and utilities.

Conversion of this building will not affect the surrounding farm land by bisecting the land or interfering with other agricultural operations.

The owner intends to create the dwellings for use by his 3 children and grandchildren.

As such the property should be considered desirable as a dwelling house.