

DESIGN AND ACCESS STATEMENT

Dated: 24th April 2012

Applicant:	Mr R Auckland
Proposed Development:	Change of use of existing outbuilding to single residential dwelling
Site Address:	Scout Bridge Farm, 17 Huddersfield Road, Penistone S36 7BX

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1 Introduction

- 1.1 This Statement has been prepared and submitted as a requirement of Section 62 of the 1990 Town and Country Planning Act as amended by Section 42 of the 2004 Planning and Compulsory Purchase Act.
- 1.2 It has been prepared in accordance with “Guidance on the Requirements of Validation” March 2010 published by the Department for Communities and Local Government and incorporates the overarching principles set out in the National Planning Policy Framework (March 2012)

2 Proposal

Consent is sought for change of use of an outbuilding within the curtilage of Scout Bridge Farmhouse to a residential dwelling. The proposed development will comprise of the following: -

- Conversion of the existing outbuilding to a single residential unit.
- Use of the existing access (i.e. private drive) that serves the farmhouse and farm buildings
- Use of the existing surfaced yard for parking of up to 2 vehicles and turning.
- Use of a small area of land as a garden/ outdoor space

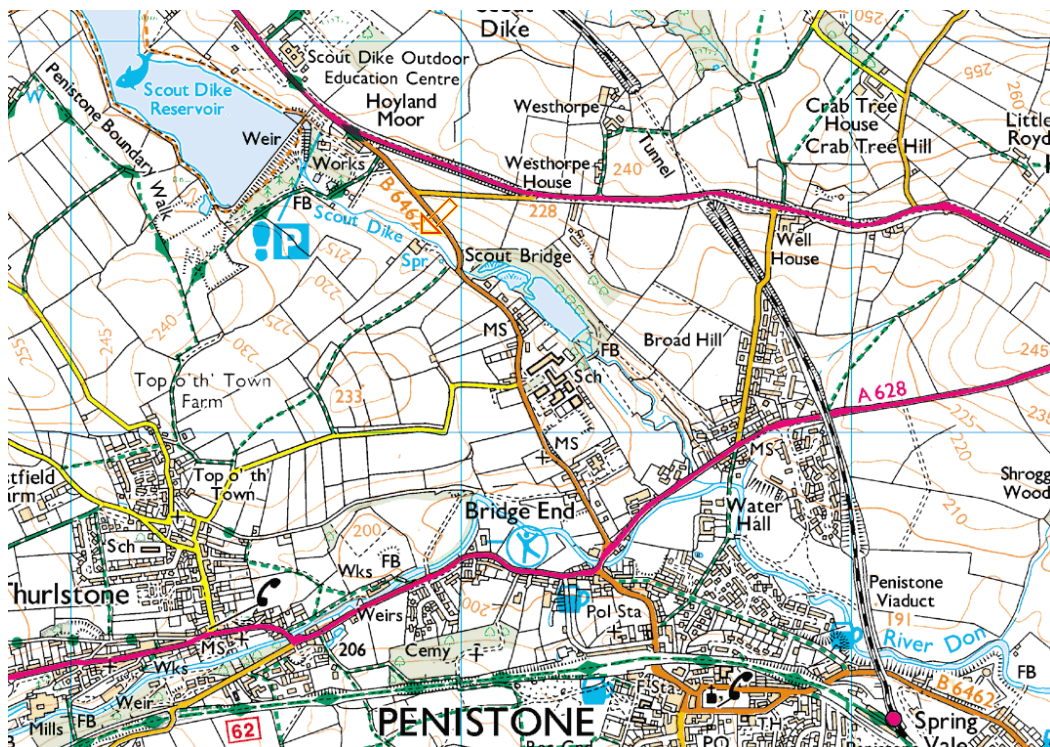


Figure 1: Location at 1:25,000 scale courtesy of Streetmap



Figure 2: Aerial Image of Site Courtesy of Google Earth

3 Purpose of Development

The development is needed to provide a suitable retirement home for the existing owner of Scout Bridge Farm. The aim is to convert the outbuilding into a small bungalow and enable Mr Auckland to 'down-size' from the large farmhouse (which he presently lives in and is far too large for him and his wife and much too difficult to run and maintain). It is essential that the Mr Auckland remains on site in order to oversee the management of this small-scale farming business which he has operated for the last 25 years. The existing farmhouse will remain in the applicant's ownership and be occupied by Mr Auckland's daughter and son-in-law who together will help manage the farm.

4. Amount of Development

It is proposed to convert the building into a single dwelling. There are no proposals to extend the building. It will simply be an internal conversion under the Building Regulations.

5. Existing Building

The existing building is associated with the farmhouse. It is an outbuilding which is currently used as a garage and workshop and it has been since it was built in the late 1970's. It is single storey, of brick construction with a tiled roof.

6 Policy Context

6.1 Consideration has been given to national, regional and local policy guidance in the preparation of our development proposal. Particular consideration has been given to the following key policies:

6.2 **National Planning Policy Framework (March 2012)**

- Achieving Sustainable Development
- Chapter 3 - Supporting a Prosperous Rural Economy
- Chapter 6 - Delivering a wide choice of high quality homes
- Chapter 9 - Protecting Green Belt Land
- Chapter 11 – Conserving and enhancing the natural environment

6.3 **Barnsley UDP**

- Green Belt

6.4 **Barnsley Core Strategy**

- Policy 29 – Design Principles
- CPS 34 – Openness of the Green Belt
- CPS 26 –Development and Highway Improvement

7 Design Principles

7.1 Our **key aim** is to convert the building to a single dwelling that is fit for purpose for Mr & Mrs Auckland to enjoy their retirement and reside adjacent to their farm which Mr Auckland will continue to manage on a part-time basis.

7.2 The **internal layout** of the building will remain much the same with stud partitions constructed to form bedrooms, WC's and bathrooms. The **external layout** will not be altered and will remain as existing.

7.3 The **scale** of development is appropriate for the nature and use of the building and for its rural 'Green Belt' setting. The development will reuse an existing under-used

building to create a single dwelling and there are no proposals to extend the height of the structure or expand its footprint.

- 7.4 No alterations are proposed to the **appearance** of the building other than replacement windows and doors.
- 7.5 No **Landscaping** as such is proposed but an area of land to the rear of the property has been included within the red line boundary to provide a private outdoor area/ garden to serve the property. Trees will be managed but not removed.

8 Access

- 8.1 It is proposed to use the existing access and private drive that serves the farm, farmhouse and outbuildings. The private drive gives access to Huddersfield Road. Visibility is good but left-hand turning is not ideal given the configuration of the junction and changes in levels.
- 8.2 However, the access is currently used by farm vehicles such as tractors and for deliveries to and from the farm. The addition of one or two motor vehicles associated with an additional residential dwelling will not significantly intensify traffic movements at the junction and will not adversely affect highway safety.