

1.00 PLANNING HISTORY

- 1.01 Application reference 2024/0416 for Demolition of single storey rear extension, and replacement with 2 storey rear extension to the Farm house was approved on 30-08-2024. This application has not been implemented.
- 1.02 The existing barn and stable do not form part of a registered holding.
- 1.03 The building group is not in a conservation area but is within the greenbelt and therefore demands a high standard of design and execution.

2.00 ACCESS STATEMENT

- 2.01 4No. parking spaces (2No. each unit) will be provided within the site together with storage space for waste bins.
- 2.02 The converted building will be designed to comply with the Building Regulations Approved Document Part 'M' "Access and Facilities for Disabled People".

3.00 DESIGN STATEMENT

- 3.01 Context;
The site forms part of a former agricultural complex and is situated in the green belt. The immediate context is characterised by small scale farming. The landscape is made up of small pastures enclosed by dry stone walls and is populated by traditional South Yorkshire farms and cottages.
- 3.02 Amount;
The proposed conversion of the Barn retains it's existing form while the Stable includes a small first floor extension.
- 3.03 Layout;
The utilisation of the existing footprint retains the relationship with the other buildings as part of a traditional farm group, responds to the outlook and avoids compromise to the amenity of adjacent dwellings.
- 3.04 Scale;
The scale of the proposed conversion and extension allows the Barn and Stable to remain subservient to the overall building group.

3.05 Landscape;

The parking area and other paved areas adjacent to the road will be of traditional materials with surfacing of flags and consolidated gravel. The area to the North East will be for use as a gardens. Timber post & rail fence will be used throughout for boundary treatments.

3.06 Appearance;

The external appearance of the building is derived from the proportions and features to be found on traditional barns and farm buildings in the area. This together with the use of re-claimed natural materials, will ensure that a coherent architectural expression is created.