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4 March 2011

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BMBC
Development & Transport
PO Box 604
Barnsley
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Dear Sir,

Carr Lane Farm

I enclose a Planning Application for a new agricultural dwelling house at Carr Lane Farm. The building meets the test in Annex A of PPS7 (permanent agricultural dwelling) The circumstances of the applicant are set out in the enclose appraisal by Wilbys but essentially the Applicant will take over the running of the farm due to the impending retirement of Mr. Rusby Senior.

None of the agricultural buildings can be converted to a suitable family house for the applicant as they are fully utilised for farming purposes or otherwise unsuitable.

The proposed house is a four bedroom building set close to the cow sheds to allow for proper supervision of the farm. It is essential for the future function of the farm and its size is appropriate for the applicants growing family

Please do not allow the financial information provided as a confidential document to enter the normal public file.

Yours s[redacted]

14 Huddersfield Road, Ingbirchworth
Sheffield S36 7GF Tel: 01226 766308

Design & Access Statement

Carr Lane Farm Agricultural Dwelling

Site

The site is an open field off Carr Lane bounded by stone walls, hedgerows and stock fencing. It is used as grazing land. The Eastern boundary is occupied by a range of barns and farm buildings used in connection with the farming activities. Other farm buildings are close by across the Carr Lane Carriageway. The location of the house is close to the Eastern boundary to allow good access to the adjacent farm buildings and to allow appropriate curtilage to the new house.

Access

Access is directly off Carr Lane through an existing gated entrance and drive onto a porous drive area which will be maintained. Pedestrian access will be by paving from the drive.

Design

The building is designed as a traditional farm house around a farmhouse kitchen which is central to its family function. The building has four bedrooms to house the owners and their three children with some dedicated office space and living area to the ground floor. Openings and fenestration are simple in proportion.

Materials

The building will be constructed in natural stone with traditional architectural details to openings. Doors and windows will be in natural stained timber or high quality composite substitution with similar visual qualities. The roof will be of traditional appearance with good quality artificial stone slates.

Summary

The house will sit comfortably in the site and complement other traditional buildings in the immediate vicinity.

MAC 03/11