

DESIGN & ACCESS GUIDE

CONNOR HOUSE, CLIFFE LANE, BRIERLEY, BARNSELEY, SOUTH YORKSHIRE.

DESIGN

Development proposals

(Please refer to drawing no's ST-001 and ST-002)

The application is essentially split into 2 parts and consists of:

- A retrospective planning application for an existing stable. It is proposed that part of this stable is demolished.
- Installation of a roof to an existing stable compound.

At the above address which is located approximately 4.87miles from Barnsley Town Centre.

This document will set out the design route to the proposals contained within this planning application.

Site Specific Issues

Access to the stables is across the pasture from Connor House. The garden boundary wall to the rear of the stable will shield the house from views of the stable and a new stone wall to match the existing is proposed to shield views from the neighbouring properties.

Retrospective planning application for/and part demolition of existing stable

The images below show the built stables which require retrospective planning permission. The current area of these stables is approximately 165 square metres. However the proposal involves removing the smaller portion of the stables perpendicular to the main stable and shown on the left in both these images. This will reduce the stable to an overall area to 86 square metres. Please also refer to drawing no ST-001 to show the section due to be demolished. This is to offset the proposed addition of a roof to the second existing stable.



Additional roof to existing stable

The existing stable (shown in the photographs below) consists of an existing stable surrounded by a perimeter wall on a level platform. It is proposed that the perimeter walls are built up and a roof installed on top of these walls. This will provide an internal area comprising the current existing barn and external areas within the perimeter wall. Please refer to drawing no ST-002 for the plans of this proposal.

It is envisaged that this proposal will provide a safer environment for the horses by reducing the risk of flooding to the stables due to the topography of the site. This is vital to ensure feed is not ruined and horses are not made lame. It is proposed to have 6 horses in total on site.

