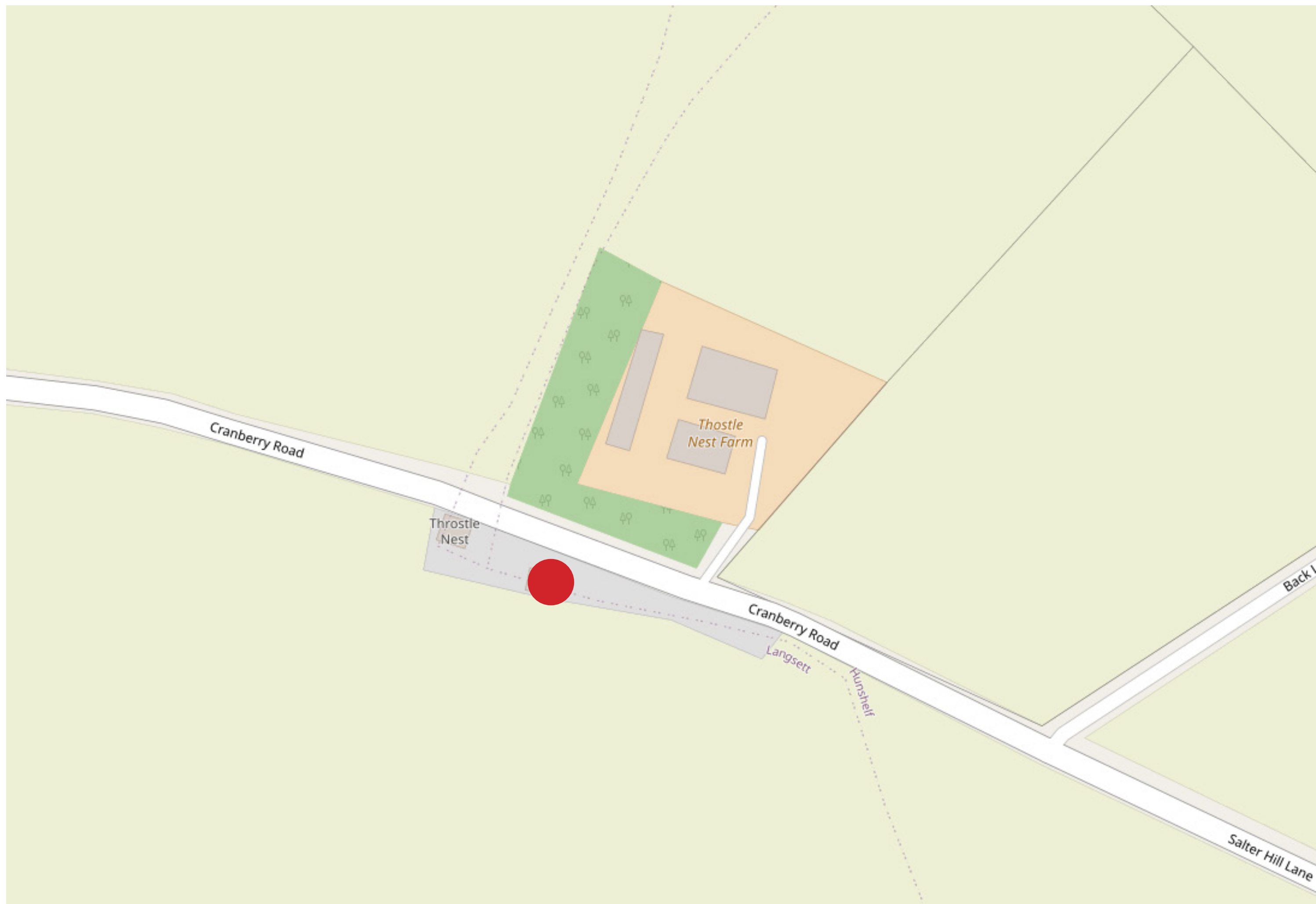


THROSTLE NEST FARM

Design and Access Statement Prepared By:
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INTRODUCTION

This design and access statement has been produced to support the application for the redevelopment of a detached garage to create a new dwelling with associated amenity area and parking the proposed development is at Throstle Nest, Cranberry Road, Cubley, Barnsley, S36 8FB.

The site is part of the South Yorkshire Green Belt.

SITE - LOCATION

Throstle Nest Farm,
Cranberry Road,
Penistone,
S36 8FB

The Site is located approximately 2.5 km south of Penistone and 3 km northwest of Stocksbridge. The site currently houses a detached garage associated with Throstle Nest, a 3-bed dwelling located on Cranberry Lane.

The site access is directly off Cranberry Lane, which is a standard country road that, alongside other roads, links the two mentioned settlements. The roads are rural in nature and reflect the wider area.

The site area is 562m² and has hard landscaping on the north of it adjacent to the road, and a strip of garden land around 10m wide to 5m wide. There is the a dry stone wall with hedge in the northern boundary of the Site, while the western boundary is shared with Throstle Nest, and the southern and eastern boundaries are mature landscaping in the form of trees, bushes, and hedges.



Satellite Image of the site and surrounding area

SITE: CHARACTERIZATION

The entirety of the Site is within the South Yorkshire Green Belt, with the nearest settlement boundaries being that of Penistone and Stocksbridge.

Farther ahead, there are fields to the A616 to the south of the site, two sizable farms with related structures to the east, more farm buildings and fields immediately to the north, Throstle Nest, and along with further fields to the west.

The Site is quite private unless viewed from the road immediately outside the property, despite being surrounded by fields. Due to Throstle Nest, the garage is hidden from longer views when viewed from the west. Whilst from the east, large trees and mature planting screen the Site from public viewpoints; the same can be said of the view from the south.

The houses around are mixed and have varied identities. The common features are tiled pitched roofs and majority masonry construction with some render and cladding. Most of them are detached stone cottages and farms. There is a common material palette followed in the area that mainly includes stone.



Characterization of surrounding area

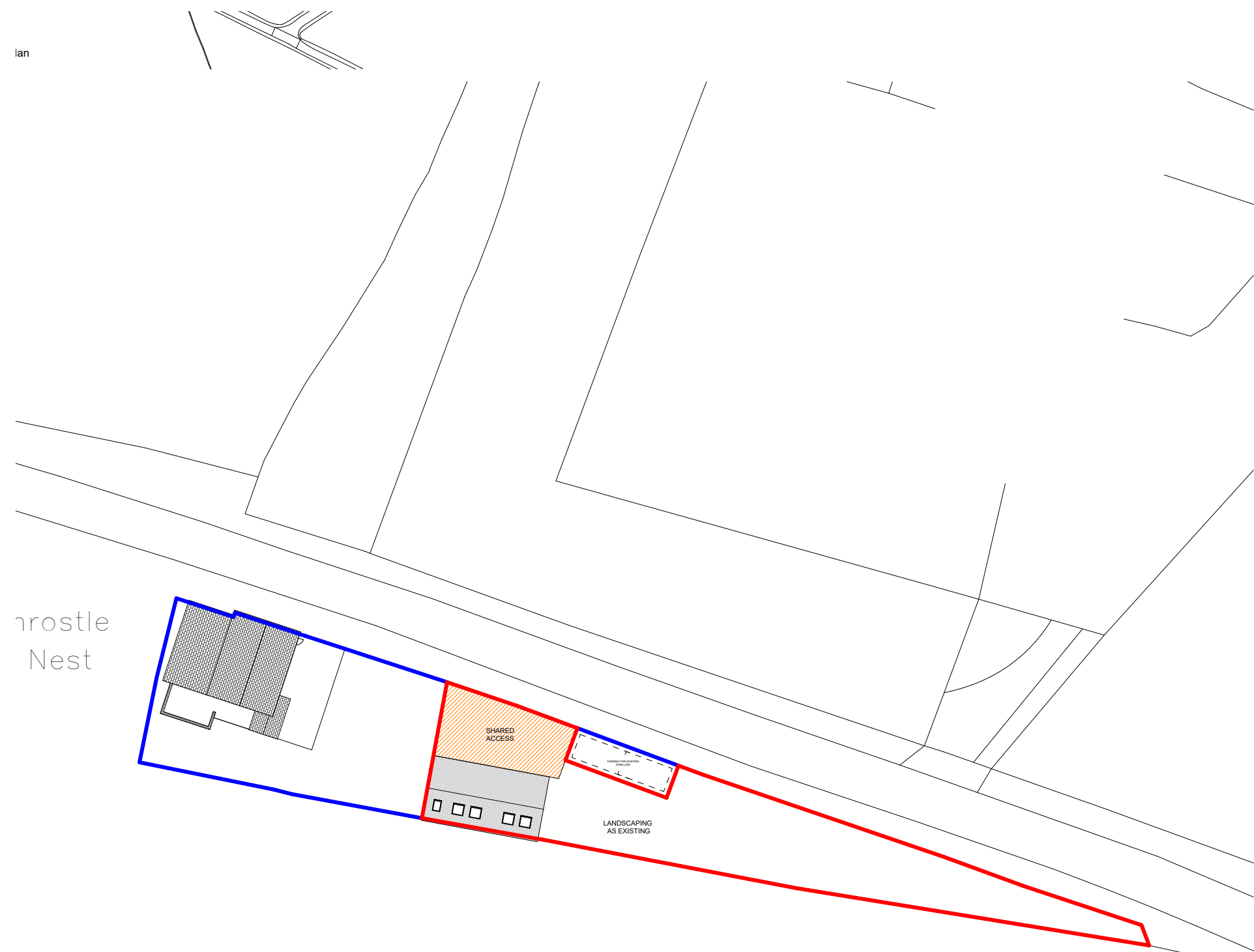
DESIGN - PROPOSAL

The proposal will be a pitched roof 1,5 story conversion from the existing garage that will provide a Kitchen/dining, one double bedroom with ensuite, lounge, and garage.

The Proposed Development will see an increase in the roof height and therefore pitch however, the result is not an unusual sight within the wider area and the new dwelling would effectively be akin to a dormer bungalow. In addition, the materials proposed match those that exist, and therefore this will ensure that the character of the area is preserved.

The Proposed Development will not impact on any soft landscaping, including trees and hedges, and there will be no increase in hard landscaping. Therefore the Proposed Development is compliant with the Green Belt policies.

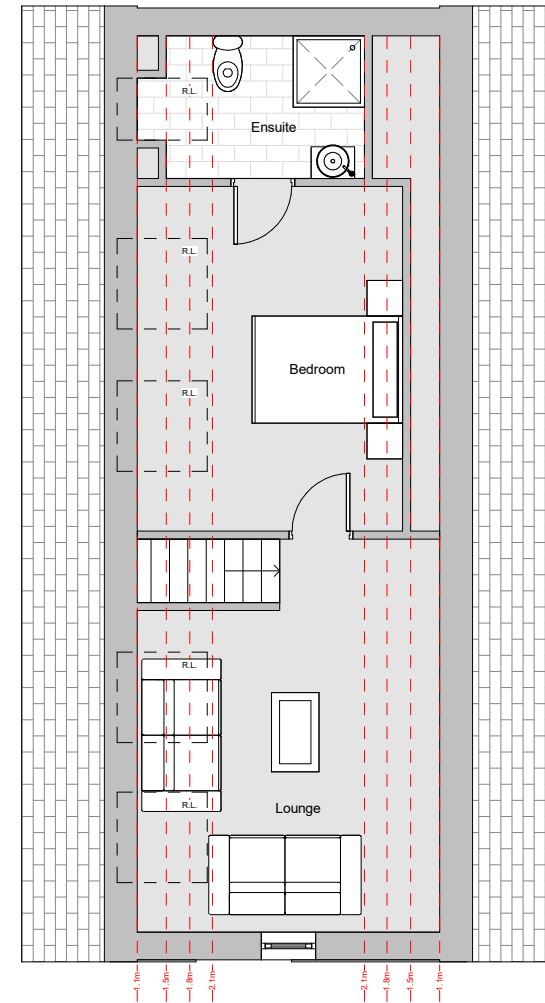
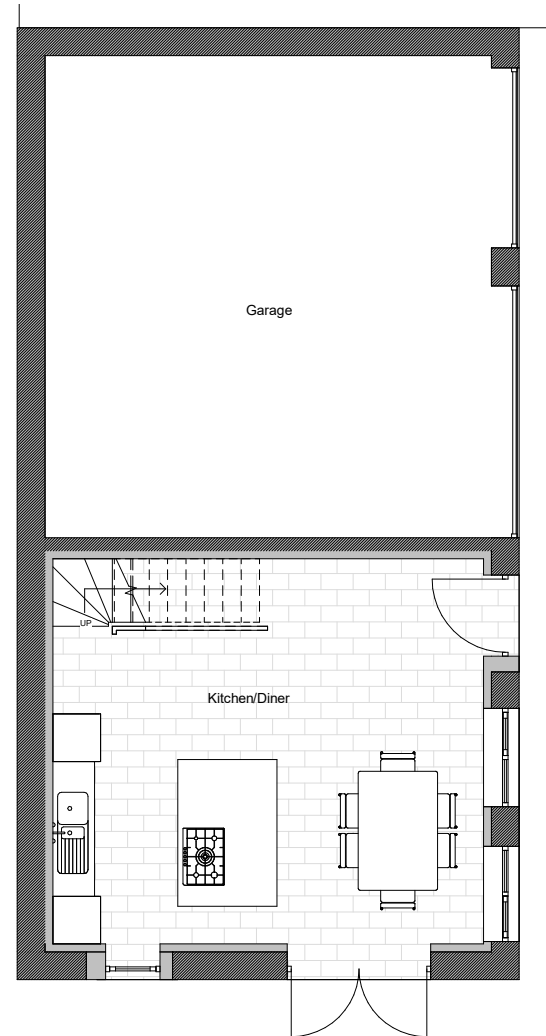
There will be a shared access area with access to the garage for the new dwelling, and access to parking spaces for the existing dwelling.



DWELLING LAYOUT

The Dwelling Consists Of:

- Kitchen/Dining
- 1 Double Bedroom
- Ensuite
- Second Floor Lounge
- Garage



ELEVATIONS

