



Water Slack Farm, Rear Extension

Planning Statement

It is proposed to extend Water Slack Farm to the rear, to provide an enlarged hall downstairs, and an improved bedroom, en-suite and family bathroom upstairs.

Water Slack farm is located on South Lane, Cawthorne, and is surrounded by fields. The building is not listed or protected, and has an unconverted barn to the rear. It has rendered walls and a concrete tile roof, with stone details and outbuildings.

The original building is flat fronted with a rear projection, and the proposed extension generally projects back from this rear projection by 3 metres. There is also a part of the extension which is to the side of the original rear projection, and for this reason, the scheme would not be permitted development.

The extension is designed to harmonise with the original building, but with walls built of natural stone to match those of the surrounding barn and outbuildings, and details on the house. The roof will be pitched to match the existing, and windows will be of timber, again to match the existing.

The original house was large, and the cumulative size of the extensions including this one will still remain within Barnsley Council's guidelines. The location of the extension to the rear and between the house and adjacent barn means that the impact on the Green Belt will be minimal, and the extension will not be a disproportionate addition.

There are no neighbours anywhere near who would be affected by the proposal, and no trees that would require removal.

We therefore believe that this is an acceptable proposal and request that planning permission is granted.